

Silver Spring Downtown Design Advisory Panel (DAP)

Submission Form

Revised February 2023

PROJECT INFORMATION

Project Name	Garage 22 - Georgia Avenue
File Number(s)	MR2024011
Project Address	8615 Georgia Ave, Silver spring, MD 20910

Plan Type Concept Plan Sketch Plan Site Plan Consultation w/o Plan

Mandatory Referral (Courtesy Review)

APPLICANT TEAM

	Name	Phone	Email
Primary Contact	Robert Graham	301-948-4700	rgraham@rodgers.com
Architect	John Judge	703-448-1190	jjudge@desman.com
Landscape Architect	Zach Pawlos	240-912-2120	zpawlos@rodgers.com

PROJECT DESCRIPTION

	Zone	Proposed Height	Proposed Density (SF/FAR)	Requested Additional Density (SF/FAR)	MPDU %
Project Data	CR-5.0, C-5.0,R-5.0, H-260'	85'	N/A	N/A	N/A
Proposed Land Uses	Parking Structure				



DESIGN ADVISORY PANEL SUBMISSION PROCESS & REQUIREMENTS

1. Schedule a Design Advisory Panel review date with the Design Advisory Panel administrator: Cashielle Nelson: SSDAP@montgomeryplanning.org
2. At least two weeks prior to the scheduled Panel meeting, provide via email to the Design Advisory Panel administrator the completed Submission Form and required drawings in PDF format. Incomplete applications will be returned for revision. **Applications deemed incomplete by the DAP Liaison may result in the loss of the scheduled meeting date if not returned complete within the above time frame.**
3. Concept Plan and Sketch Plan applications must include the following, at a minimum:
 - Property location plan showing three-block context radius
 - Illustrative site plan showing two-block context radius
 - Perspective images of all building faces from a 3D model that show the proposal in the built context, as well as with nearby building massings as approved by the Planning Board. (Bring the 3D model to the Panel review.)
 - 3D building massing diagrams illustrating:
 - the maximum mapped density and height on site;
 - Design Guidelines conformance;
 - how the proposed design conforms to the Design Guidelines and where it does not conform, how it still meets the Guidelines' intent;
 - Precedent images showing scale, architectural character, materiality, etc. (Concept & Sketch Plans only).
4. Except as noted, Site Plan applications must include all of the above, as well as, at a minimum:
 - Site landscape plan;
 - Floor plans for parking level(s), ground floor, typical floor, roof, and unique conditions;
 - Building/site sections showing full adjacent street sections with opposite building face;
 - Elevations for each façade;
 - Key perspective views expressing character of the building elevations and streetscape.



DESIGN GUIDELINES CONFORMANCE

The primary goal of the DAP is to provide advice and recommendations that will heighten design excellence and improve the quality of architecture, urban design, and landscape architecture in downtown Silver Spring. Simple compliance with the numerical standards in the Design Guidelines does not in itself achieve Design Excellence.

STREETS

List the Street Types(s) that are part of this project and fill in the Active Zone Elements chart with the recommended dimensions from the Design Guidelines and the proposed provided dimensions. Streets that do not include separated bike facilities will not have a Pedestrian/Bike Buffer.

STREET TYPE(S): Downtown Boulevard

Active Zone Elements	Recommended	Provided	Justification
Frontage Zone	5' Min.	13'	
Sidewalk / Sidepath	10' Min.	12'	
Pedestrian/Bike Buffer	N/A	-	
Separated Bike Lane (one-way or two-way)	N/A	-	
Street Buffer	8' Min	8'	

BUILDING FORM

Fill in the chart below with the number of floors for each Building Massing Component and with the horizontal distance (in feet) of step-backs or tower separations. If a Building Massing Component is not provided, indicate with n/a.

Building Massing Components	# of Floors	Dimension Provided	Comments
Pedestrian Level	1	--	See DAP Sheet 2.1
Base	1	--	See DAP Sheet 2.1
Middle / Tower	7	--	See DAP Sheet 2.1
Top	N/A	--	
Cap	N/A	--	
Step-back above Base	--	N/A	
Step-back above Middle	--	N/A	
Tower Separation	--	N/A	



DOES THE PROJECT INCLUDE A SECTOR-PLAN RECOMMENDED PARK OR OPEN SPACE?

Yes No

- If yes, please provide diagrams demonstrating conformance with Section 2.4.3.B of the Guidelines

IS THE PROJECT ONE OF THE SITES IDENTIFIED IN CHAPTER 3 OF THE DESIGN GUIDELINES?

Yes No

- If yes, please provide diagrams demonstrating conformance with the Site-Specific Guidelines in Chapter 3.

EXCEPTIONAL DESIGN POINTS REQUIREMENT:

All projects are required to achieve the maximum 10 Public Benefit points for Exceptional Design. Below are the criteria from the [CR Implementation Guidelines](#). Project submissions should address the points below:

1. Provide innovative solutions in response to the immediate context.
2. Create a sense of place and serves as a landmark.
3. Enhance the public realm in a distinct and original manner.
4. Introduce materials, forms or building methods unique to the immediate vicinity or applied in a unique way.
5. Design compact, infill development so living, working and shopping environments are more pleasurable and desirable on a site.
6. Integrate low-impact development methods into the overall design of the site and building, beyond green building or site requirements.





GARAGE 22 - GEORGIA AVENUE

SILVER SPRING, MD

MANDATORY REFERRAL #MR2024011

DAP SUBMISSION

04/03/2024

Design Advisory Panel (DAP)

0.0	Cover Sheet	8.1	Typical Floor Plan	10.5	Façade Details
1.0	Sheet Index	8.2	6th Floor Plan	10.6	Façade Materials
2.0	Project Narrative	8.3	Roof Plan	10.7	Skyline Exhibit
2.1	Architecture Narrative	9.0	West Elevation	10.8	Skyline Exhibit
3.0	Overall Existing Conditions & District	9.1	South Elevation	10.9	Skyline Exhibit
4.0	Existing 8615 Georgia Ave	9.2	East Elevation	11.0	Frontage Zone & Active Base
5.0	Downtown North Urban Illustrative Diagram	9.3	North Elevation	11.1	Frontage Zone & Active Base
6.0	Garage 22 Illustrative	9.4	Building Section - East / West	11.2	Frontage Zone & Active Base
7.0	Building Massing - South West	9.5	Building Section - North / South	11.3	Frontage Landscape
7.1	Building Massing - South West	10.0	Perspective - West Façade - View 1	11.4	Frontage Lighting
7.2	Building Massing - North West	10.1	Perspective - West Façade - View 2	12.0	Pedestrian Circulation
7.3	Building Massing - North West	10.2	Perspective - West Façade - Elevator / Stair Core	12.1	Vehicular Circulation
8.0	1st Floor Plan	10.3	South Facde - Parking Entrance	12.2	Loading Circulation
		10.4	South Facde - Colesville Road View		

PROJECT NARRATIVE

- **MCDOT, THROUGH UNITED THERAPEUTICS CORPORATION, HEREBY SUBMITS THIS DESIGN ADVISORY PANEL PACKAGE ASSOCIATED WITH A MANDATORY REFERRAL APPLICATION IN CONNECTION WITH THE DEVELOPMENT OF A NEW PUBLIC PARKING GARAGE (“GARAGE 22”). THE PROJECT PROPOSES TO REDEVELOP AN EXISTING PRIVATE SURFACE PARKING LOT THAT CURRENTLY REPRESENTS A “MISSING TOOTH” IN THE BLOCK WITH A NEW PUBLIC PARKING GARAGE LOCATED AT 8615 GEORGIA AVENUE IN THE DOWNTOWN SILVER SPRING NORTH DISTRICT.**
- **THE PROJECT WILL REPLACE EXISTING MONTGOMERY COUNTY PUBLIC PARKING GARAGE NO. 2 (SPRING CAMERON GARAGE) WHICH IS LOCATED IN CLOSE PROXIMITY TO THE PROPERTY AT 8700 CAMERON STREET AND HAS REACHED THE END OF ITS USEFUL LIFE.**
- **GARAGE 22 HAS BEEN DESIGNED AS A FREE-STANDING PARKING STRUCTURE THAT WILL BE LOCATED ALONG THE GEORGIA AVENUE FRONTAGE SET BACK APPROXIMATELY 220 FEET FROM FENTON STREET.**
- **THE PROPOSED 675-SPACE, SEVEN-LEVEL PARKING GARAGE WILL PROVIDE BOTH PERMIT AND VISITOR PARKING FOR THE PUBLIC.**
- **VEHICULAR ACCESS TO GARAGE 22 VIA ENTRANCES / EXITS ARE FROM THE PUBLIC ALLEY AT THE SOUTHWEST OF THE PROPERTY AND THROUGH A SURFACE PARKING LOT OFF OF FENTON STREET.**
- **THE PROJECT INCLUDES UP TO 3,000 SF OF GROUND FLOOR ACTIVATING USE SPACE THAT IS PROVIDED ALONG GEORGIA AVENUE.**
- **INCLUDES PROPOSED BIKE PARKING ENCLOSURE ACCESSED FROM GEORGIA AVENUE.**
- **PROVISIONS HAVE BEEN MADE FOR A FUTURE PHOTOVOLTAIC ARRAY TO BE LOCATED ABOVE THE ROOF-LEVEL PARKING DECK.**
- **THE EXISTING SURFACE PARKING LOT (ADJACENT TO FENTON STREET) IS TO BE RESTRIPEDED IN CONNECTION WITH THE PROJECT, BUT TOTHERWISE REMAIN AS IT IS TODAY.**
- **ACCESS TO THE FILLMORE LOADING DOCK WILL CONTINUE TO BE PROVIDED PURSUANT TO APPLICABLE EASEMENTS, BOTH EXISTING, AND POTENTIALLY AMENDED, EASEMENTS.**

ARCHITECTURE NARRATIVE

SITE DESCRIPTION:

- LOCATED AT 8615 GEORGIA AVENUE IN DOWNTOWN SILVER SPRING.
- CURRENT SITE: SURFACE PARKING LOT ADJACENT TO GEORGIA AVENUE, A PUBLIC ALLEYWAY, FENTON STREET, AND CORE APARTMENTS.
- PARKING STRUCTURE SET BACK 220 FEET FROM FENTON STREET.
- DESIGNED FOR PEDESTRIAN ACCESS TO SILVER SPRING CORE.
- 675-SPACE, SEVEN-LEVEL PARKING GARAGE.
- PEDESTRIAN AND VEHICLE ACCESS POINTS FROM DIFFERENT SIDES.
- FEATURES 3,000 SF OF ACTIVATING USE SPACE, BIKE PARKING AREA, AND PROVISIONS FOR FUTURE PHOTOVOLTAIC ARRAY.

ACCESSIBILITY:

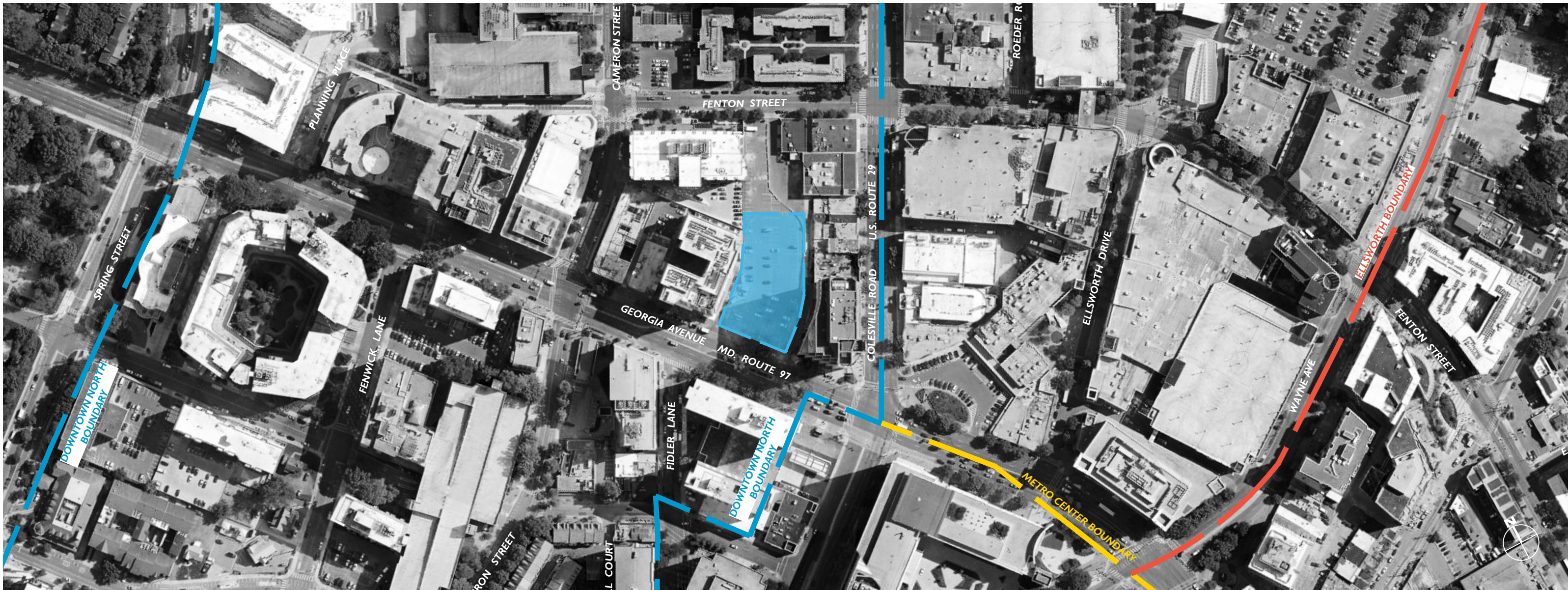
- FULLY COMPLIANT WITH FEDERAL ACCESSIBILITY STATUTES AND MARYLAND ACCESSIBILITY CODE.
- FOURTEEN ACCESSIBLE SPACES, INCLUDING VAN ACCESSIBLE SPACES.
- CHARGING STATION FOR ACCESSIBLE SPACES.
- WIDE PARKING STALLS AND ACCESS AISLES.
- FLOOR SLAB SLOPES MEET ACCESSIBILITY CODE REQUIREMENTS.

STRUCTURE DESCRIPTION:

- UTILIZES SINGLE HELIX LAYOUT FOR TRAFFIC FLOW.
- TWO-WAY TRAFFIC WITH PERPENDICULAR PARKING.
- MAIN VERTICAL CIRCULATION VIA STAIR AND ELEVATOR CORE.
- BUILDING HEIGHT APPROXIMATELY 82 FEET ABOVE GEORGIA AVENUE.
- ELEVATOR TOWER HEIGHT: 100 FEET.
- PROVIDES BICYCLE PARKING WITH DIRECT ACCESS TO GEORGIA AVENUE.
- INCLUDES MOTORCYCLE PARKING SPACES AND ELECTRIC VEHICLE CHARGERS.
- CONSTRUCTED WITH CAST-IN-PLACE POST-TENSIONED CONCRETE.
- RAMP SLOPES ENSURE PROPER DRAINAGE.
- NO INTERIOR COLUMNS OR WALLS IN PARKING SPACE FIELD.

FACADE DESIGN:

- COMPOSED OF THREE MAIN PARTS: ACTIVATING USE BASE, VERTICAL TOWER, AND CENTRAL MASS CONTAINING PARKING
- CLEAR GLASS FOR ACTIVATING USE (BASE) ALONG PEDESTRIAN REALM.
- GLASS TOWER FOR VERTICAL CIRCULATION PROVIDES PASSIVE SECURITY.
- MAIN FAÇADE SCREENING VEHICLE PARKING DESIGNED FOR VISUAL KINETIC AND ARTISTIC EXPRESSION.
- UTILIZES FIXED, VERTICAL METAL FINS VARIED THROUGH PARAMETRIC DESIGN PROCESS.
- FINS PROVIDE TRANSPARENCY AND DYNAMIC APPEARANCE.
- VARIATIONS IN THE FIN ELEMENTS GIVE AN OVERALL UNDULATION TO THE STRUCTURE, MOVING THE EYE ACROSS AND UP THE FAÇADE.
- PARAMETRIC DESIGN EXTENDED TO IDENTIFY VEHICULAR ENTRY POINTS AND ARTISTIC EXPRESSION ON OTHER ELEVATIONS.



DOWNTOWN NORTH DISTRICT

The area north of Colesville Road includes a mix of housing types, commercial, institutional, and civic uses, as well as retail and entertainment uses, including the Fillmore concert venue.

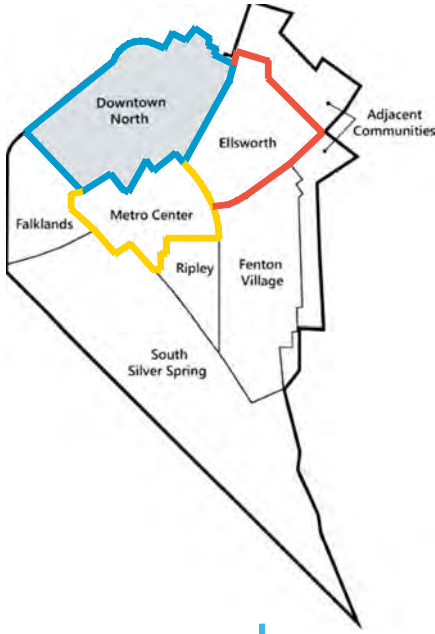
Downtown North will build on the connection between the state-of-the-art South County Regional Recreation and Aquatic Center and the world-renowned United Therapeutics campus to create a unique district focused on health and health sciences.

Vision: Downtown North will build on the connection between the state-of-the-art South County Regional Recreation and Aquatic Center and the world-renowned United Therapeutics campus to create a unique district focused on health and health sciences

Source: Silver Spring Downtown and Adjacent Communities Plan. Approved and Adopted June 2022

District Goals:

- Encourage redevelopment of under-utilized parcels including existing public parking garages and surface lots by increasing zoning flexibility and incentivizing additional height and FAR where appropriate.
- Connect the east and west sides of the Downtown North District via Cameron Street. The Plan envisions Cameron Street as a new Complete Street, with neighborhood-supporting retail and community amenities.
- Promote infill development on either side of Georgia Avenue north of Colesville Road.
- Improve the road network in this district by extending existing connections or creating new connections to divide super blocks and create a more cohesive urban fabric.
- Support the expansion of life-sciences and other bio-tech related industry facilities in the district.
- Promote active ground floor uses in all redevelopment projects, whether retail, community-use, or arts focused.



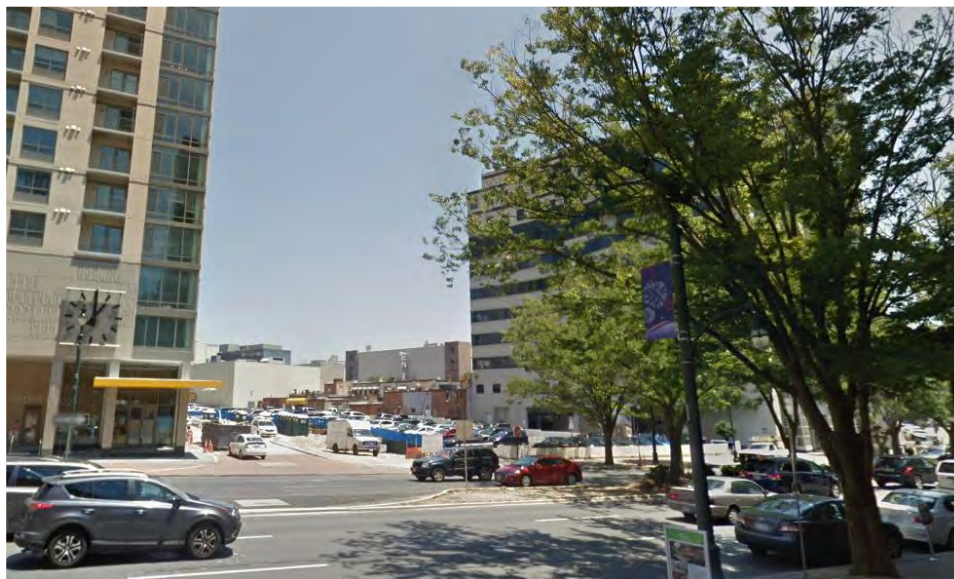
Garage 22 - Georgia Avenue

Overall Existing Conditions & District 3.0



VIEW C - GEORGIA AVE / COLESVILLE ROAD VIEW

VIEW A
GEORGIA AVE
NORTHBOND

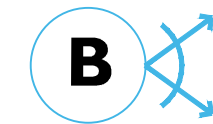


VIEW D - FIDLER LANE VIEW

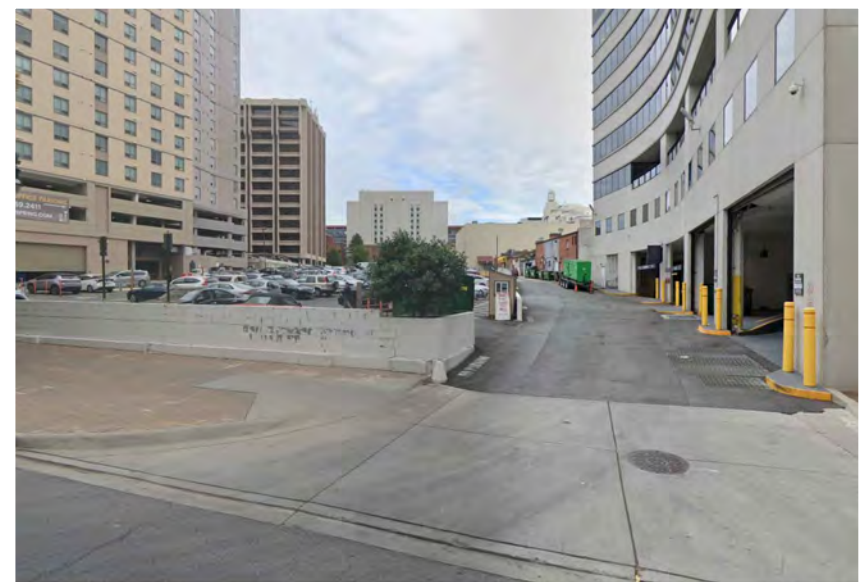


VIEW E - SHARED DRIVEWAY VIEW

VIEW A
GEORGIA AVE
SOUTHBOND



VIEW F - PUBLIC ALLEY VIEW - 1



VIEW G - PUBLIC ALLEY VIEW - 2

Garage 22 - Georgia Avenue

Existing 8615 Georgia Ave 4.0

Downtown North Urban Illustrative Diagram



- Plan Boundary
- District Boundary
- Public Open Space
- Green Loop
- Green Loop Connector
- New Pedestrian Connection
- Protected Crossing
- New Street
- Existing Building
- Subject Site
- Opportunity Site



District Recommendations: Urban Design:

- New tall buildings along Georgia Avenue should have clearly differentiated bases that relates to the pedestrian scale, with substantial variation in the building massing, facade and materials. Towers should step back above the base along streets, open spaces and through-block connections in a way that distinctly differentiates the tower from the building base. Refer to the Design Guidelines that accompany this Plan.
- At infill redevelopment sites along Georgia Avenue provide active ground floor uses.
- Implement the Green Loop concept along Cameron Street between Fenton Street and 2nd Avenue as a key component of the Central Green Loop. Cameron Street between Fenton Street and Spring Street should be a Green Loop connector with some elements of the Green Loop implemented as feasible.
- Implement Green Loop elements along Spring Street as part of the secondary Outer Loop.
- Increase public open spaces and community gathering opportunities in this district through development projects on existing opportunity sites.
- Improve pedestrian crossings on Georgia Avenue north of Colesville Road.
- Provide public through-block connections throughout the district to enhance walkability and connectivity between long or super blocks.



Source: Silver Spring Design Guidelines. (Figure 39 - Downtown North Urban Design Illustrative Diagram) Approved February 2023

Garage 22 - Georgia Avenue

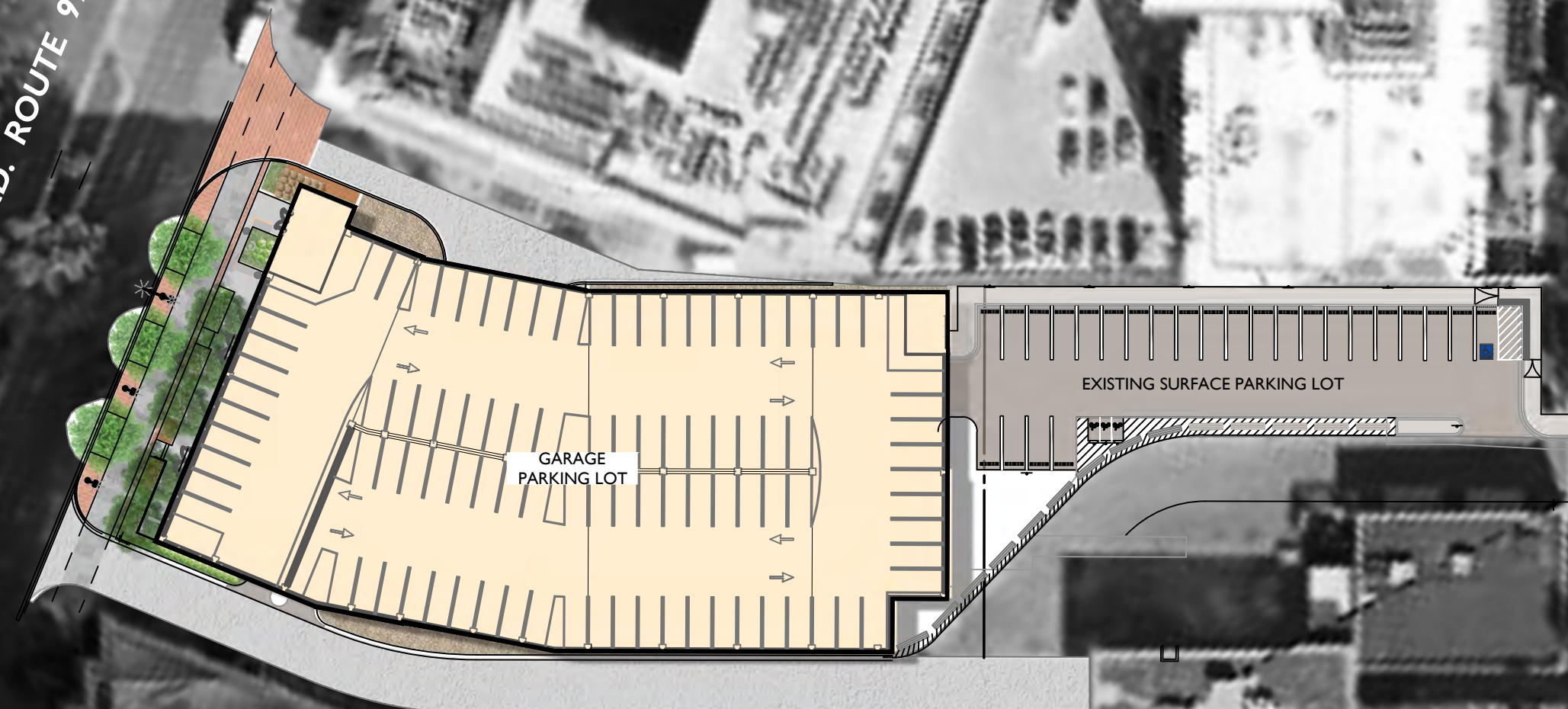
FIDLER LANE

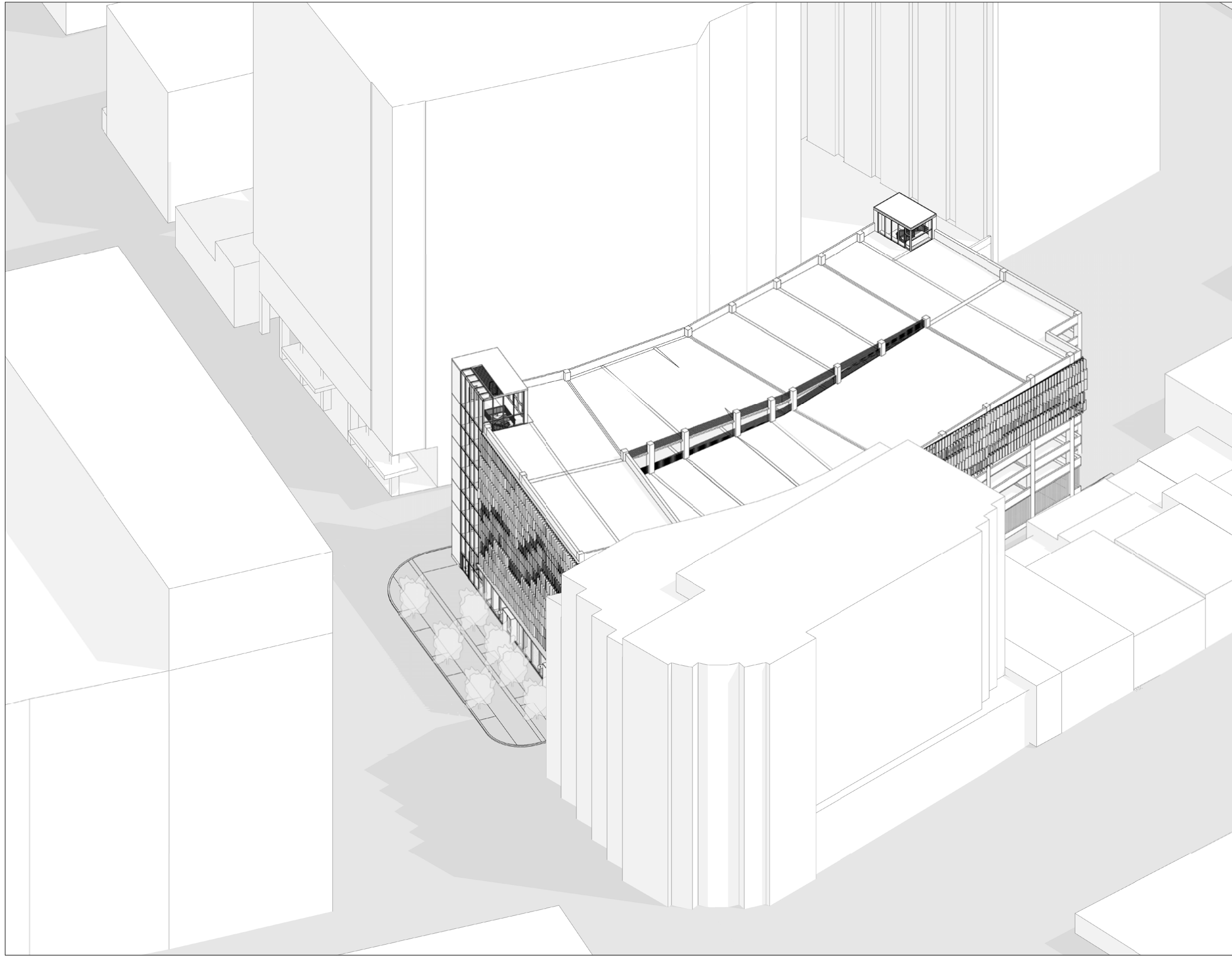
GEORGIA AVENUE
MD. ROUTE 97

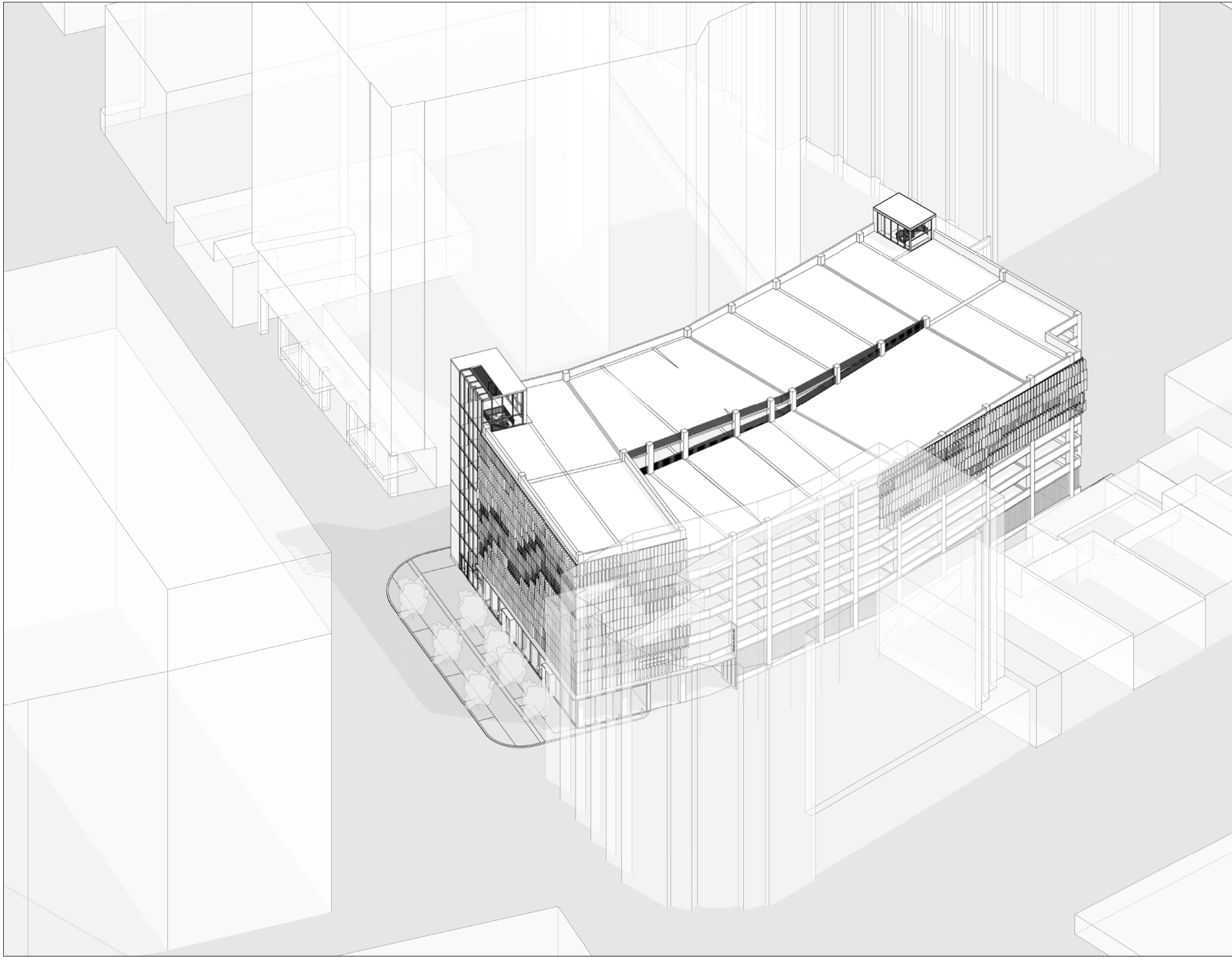
FENTON STREET

COLESVILLE ROAD

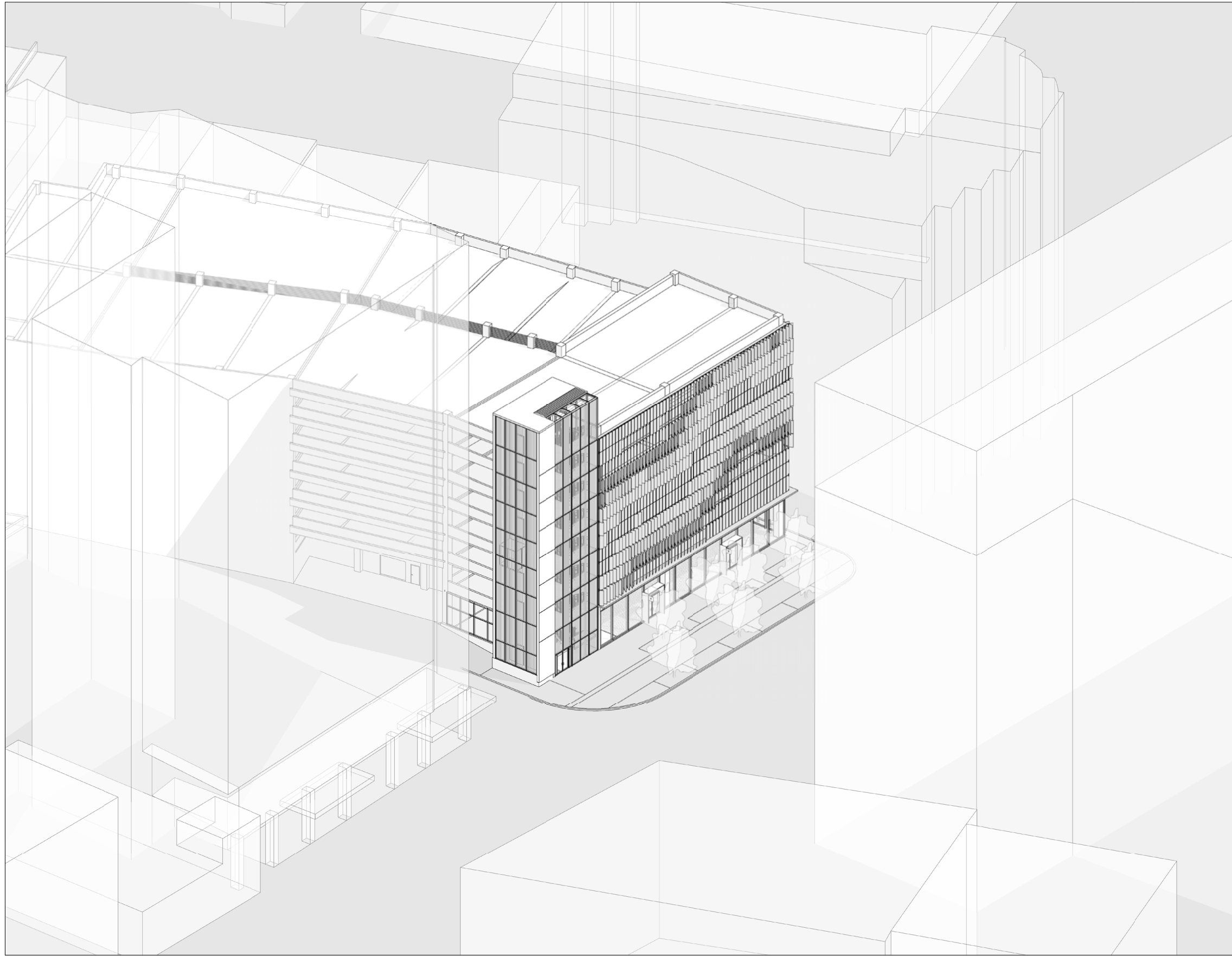
U.S. ROUTE 29

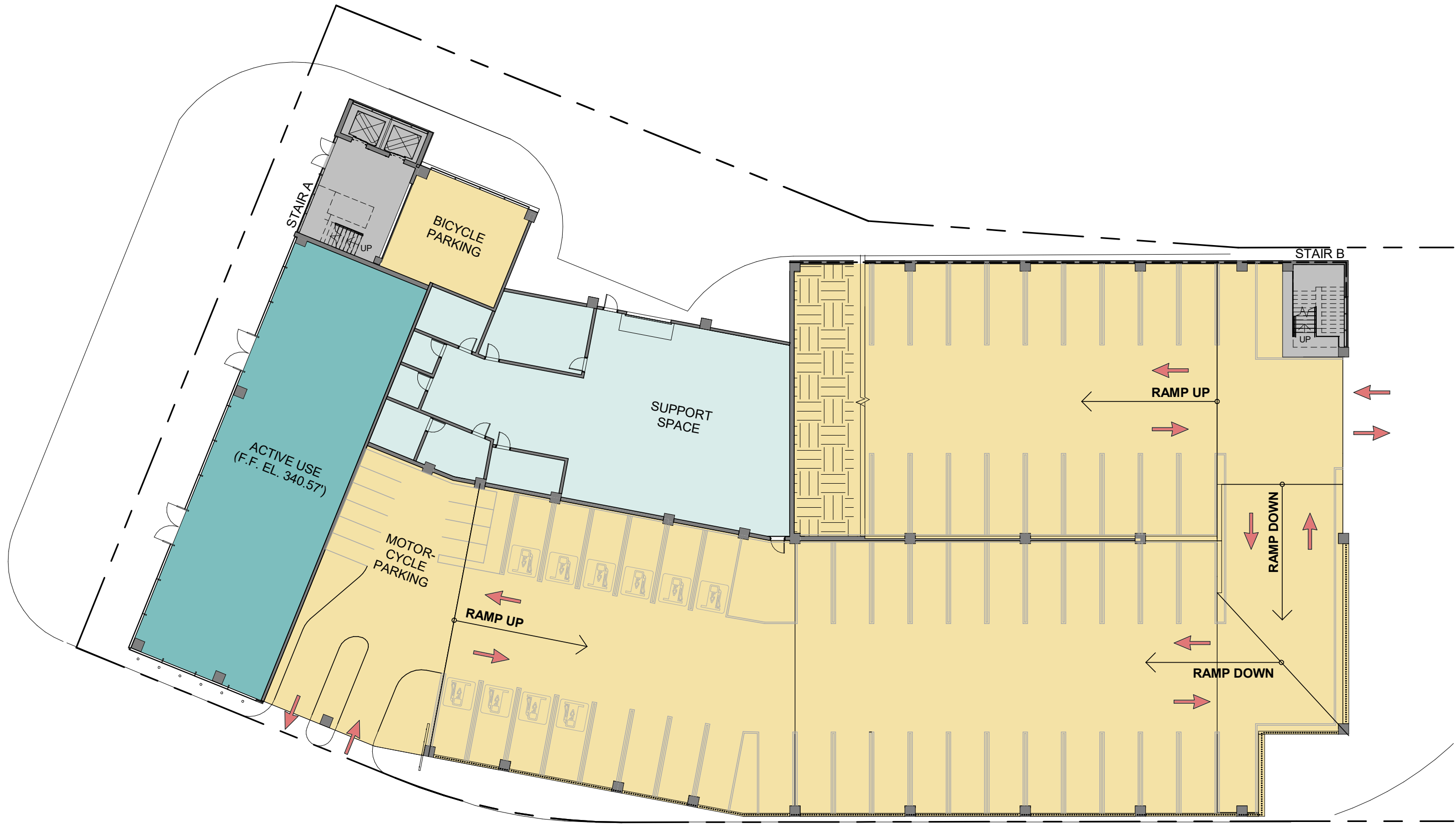




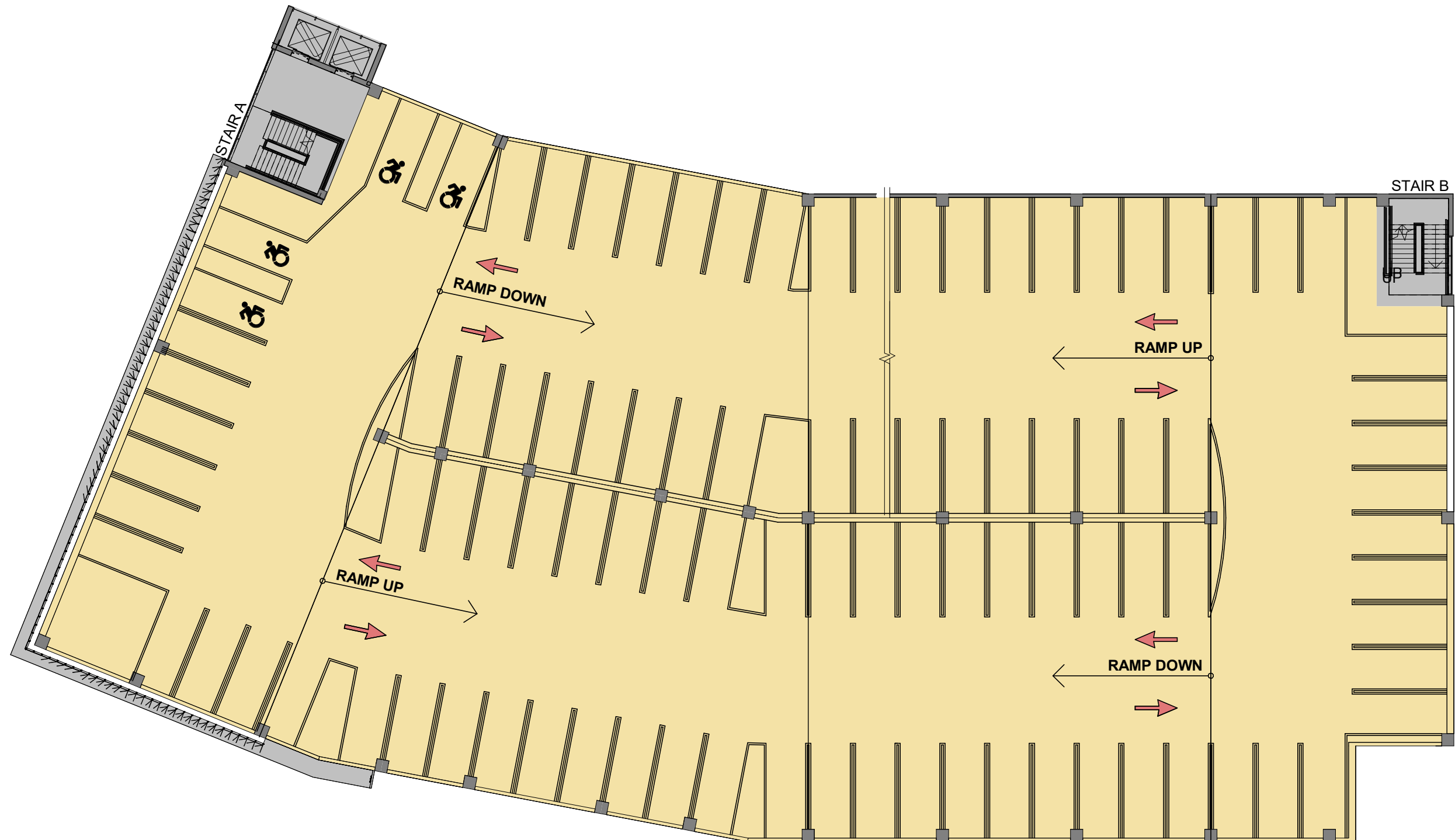




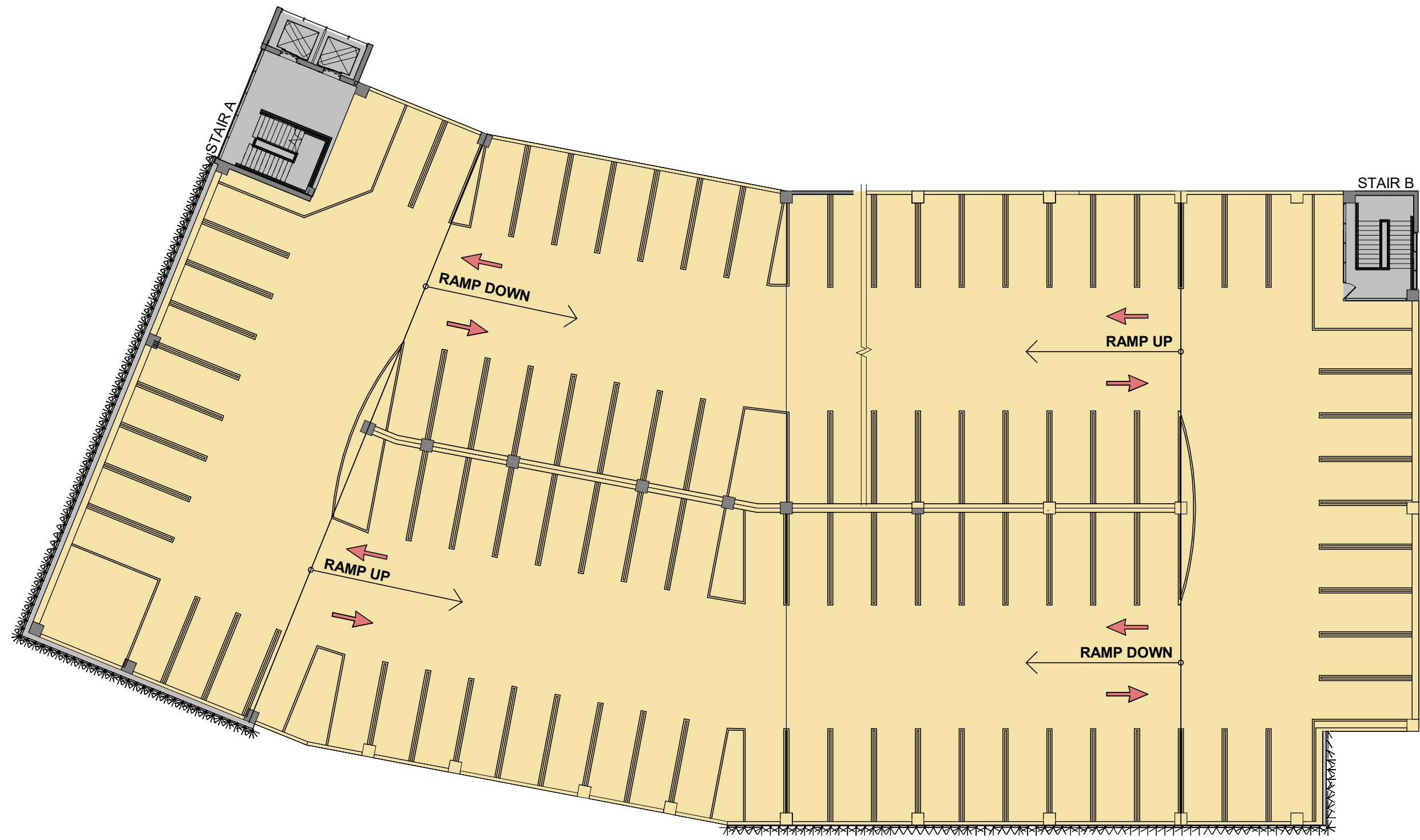




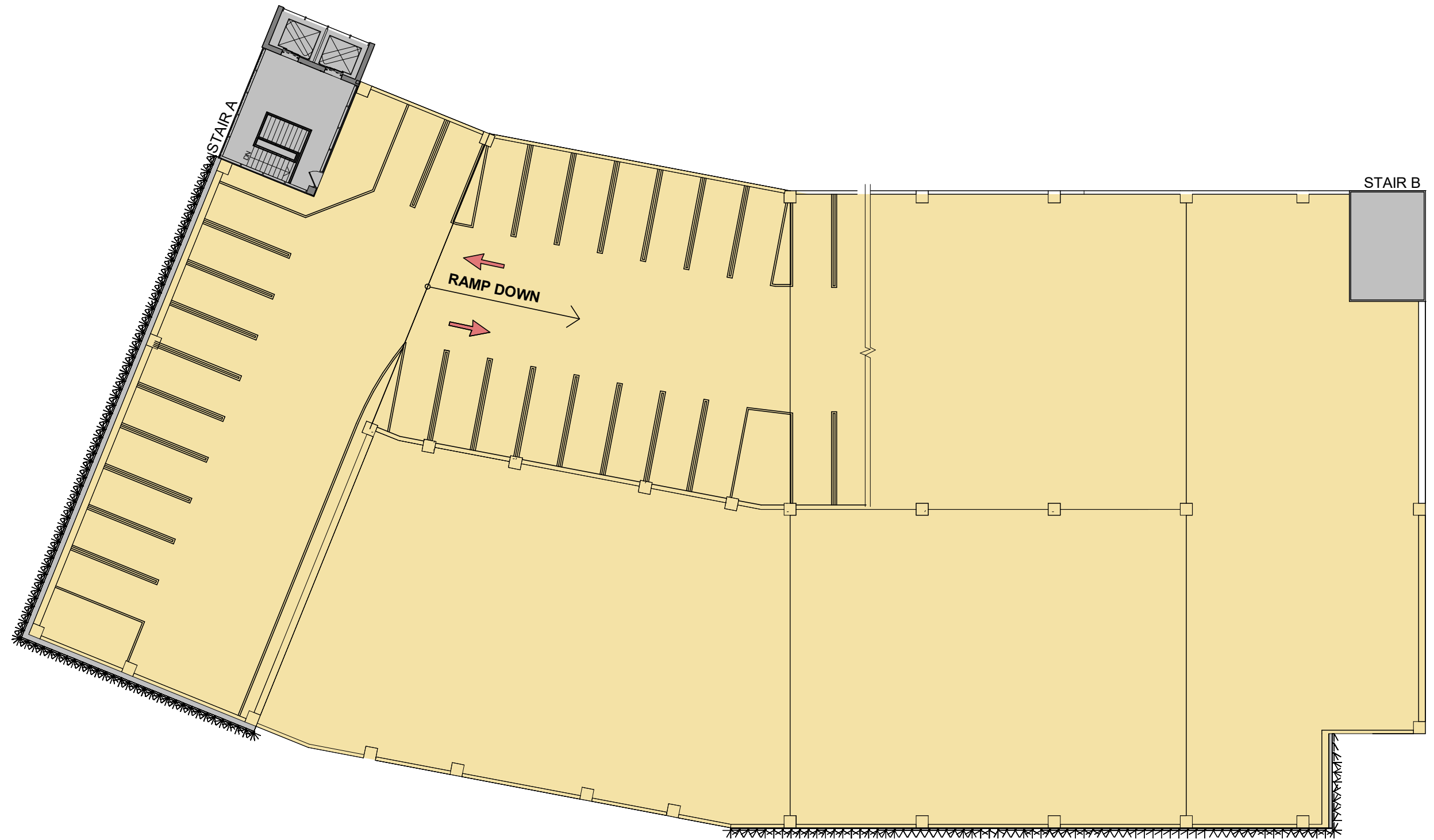
3/64" = 1'-0"



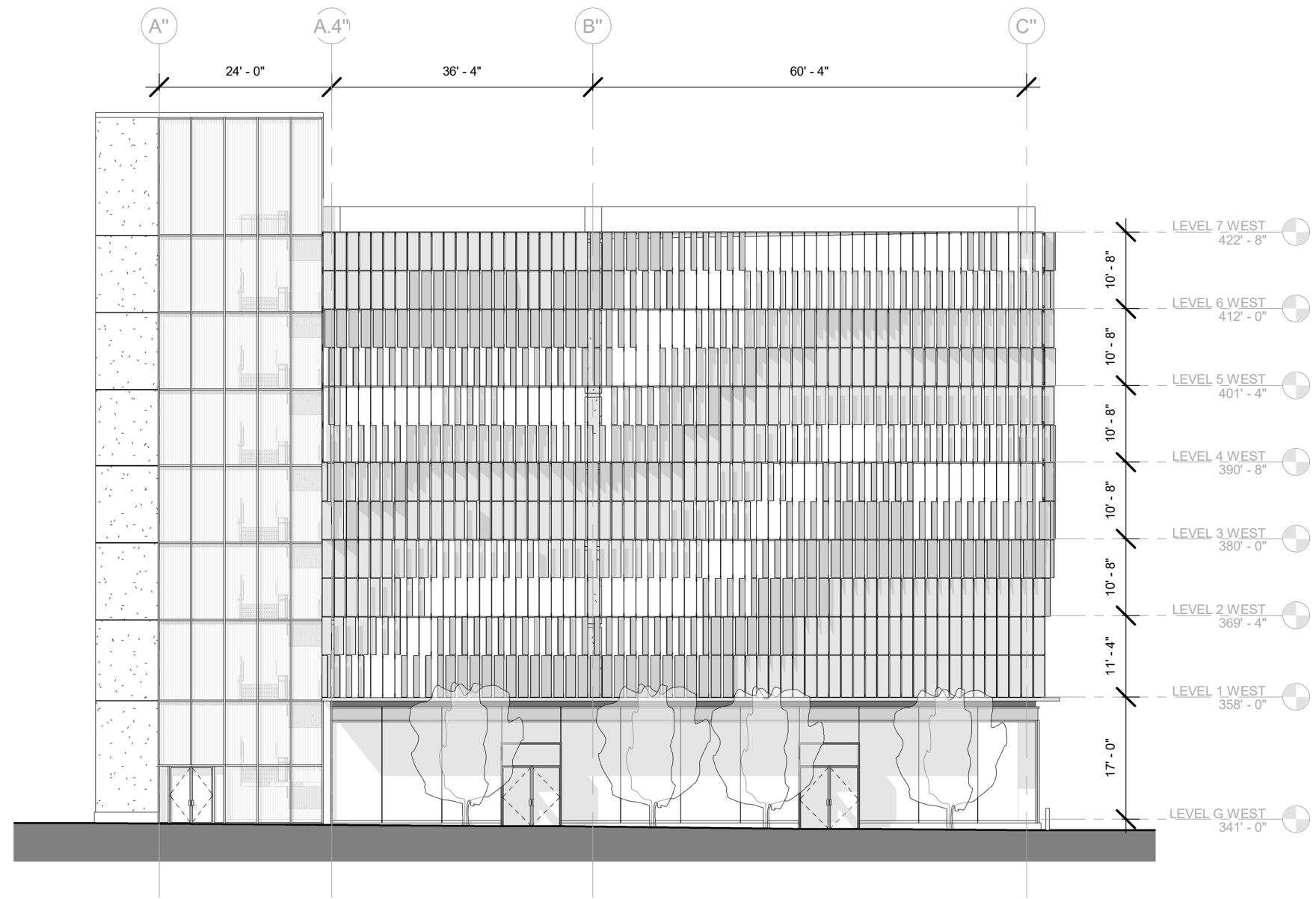
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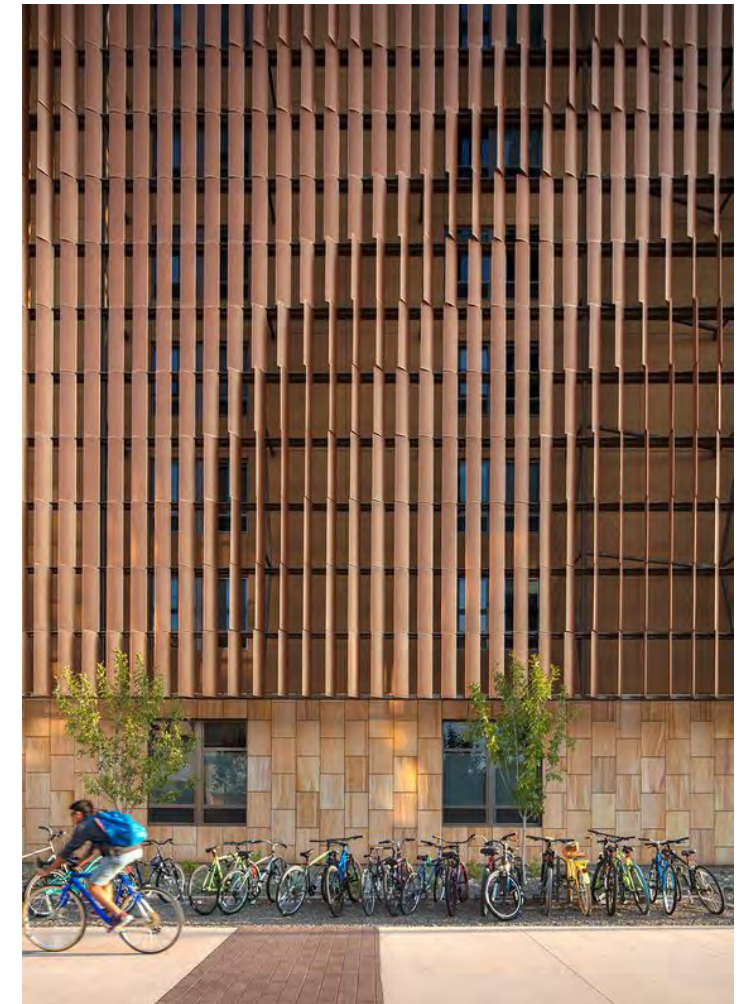
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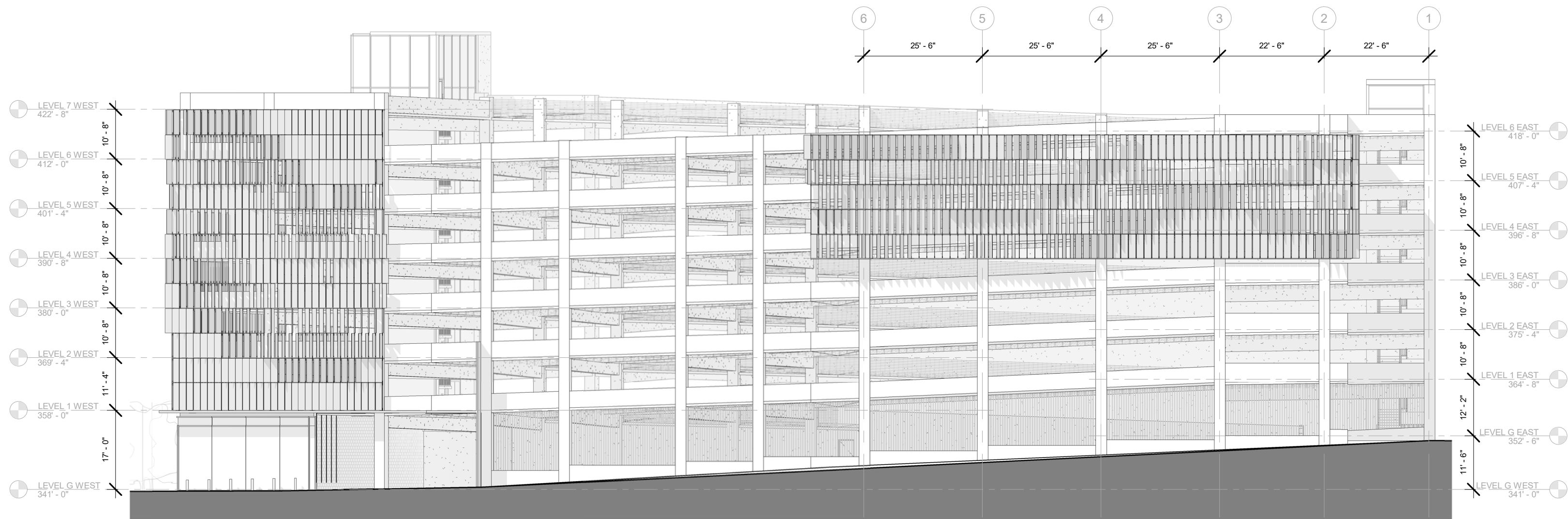
3/64" = 1'-0"



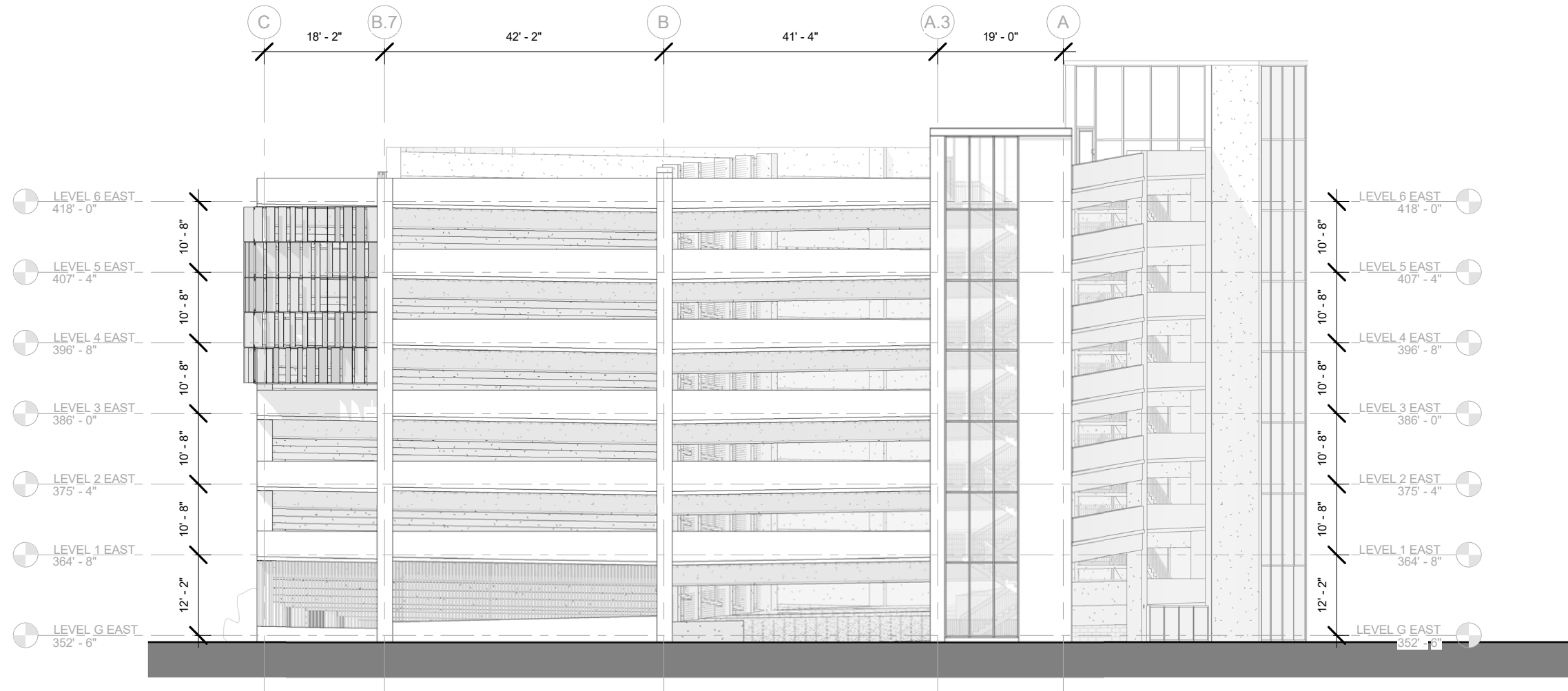
West Elevation
Scale: 1"=20'-0"



Precedent



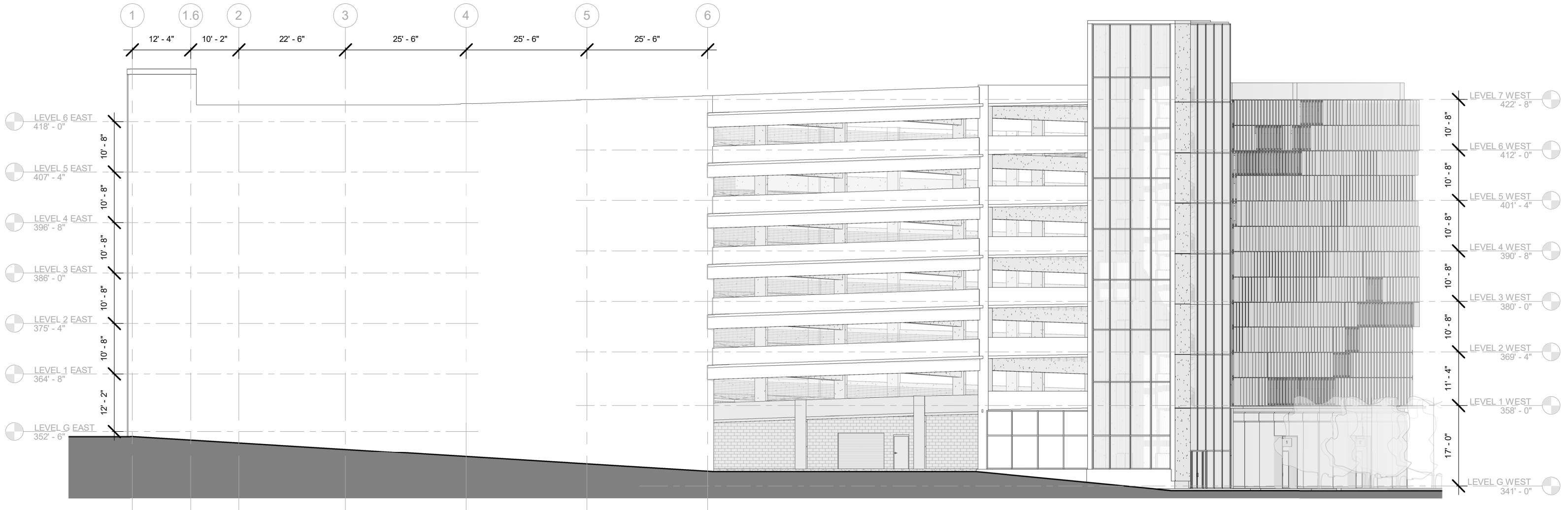
South Elevation
Scale: 1"=20'-0"



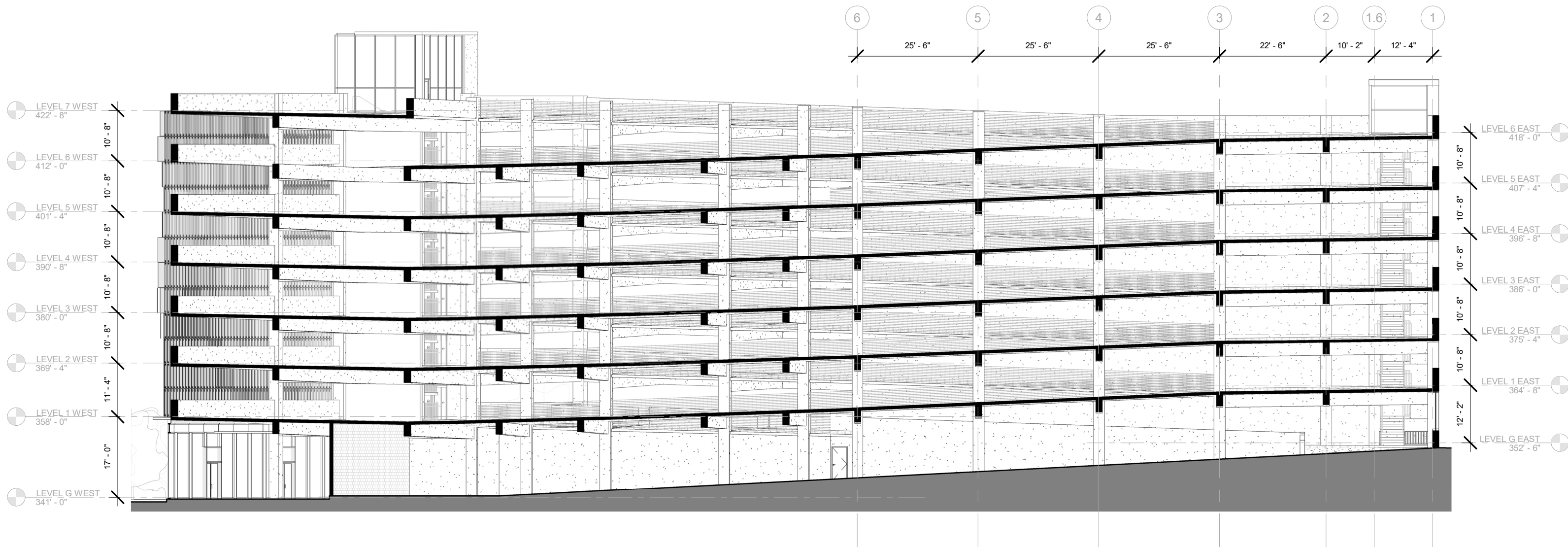
East Elevation
Scale: 1"=20'-0"



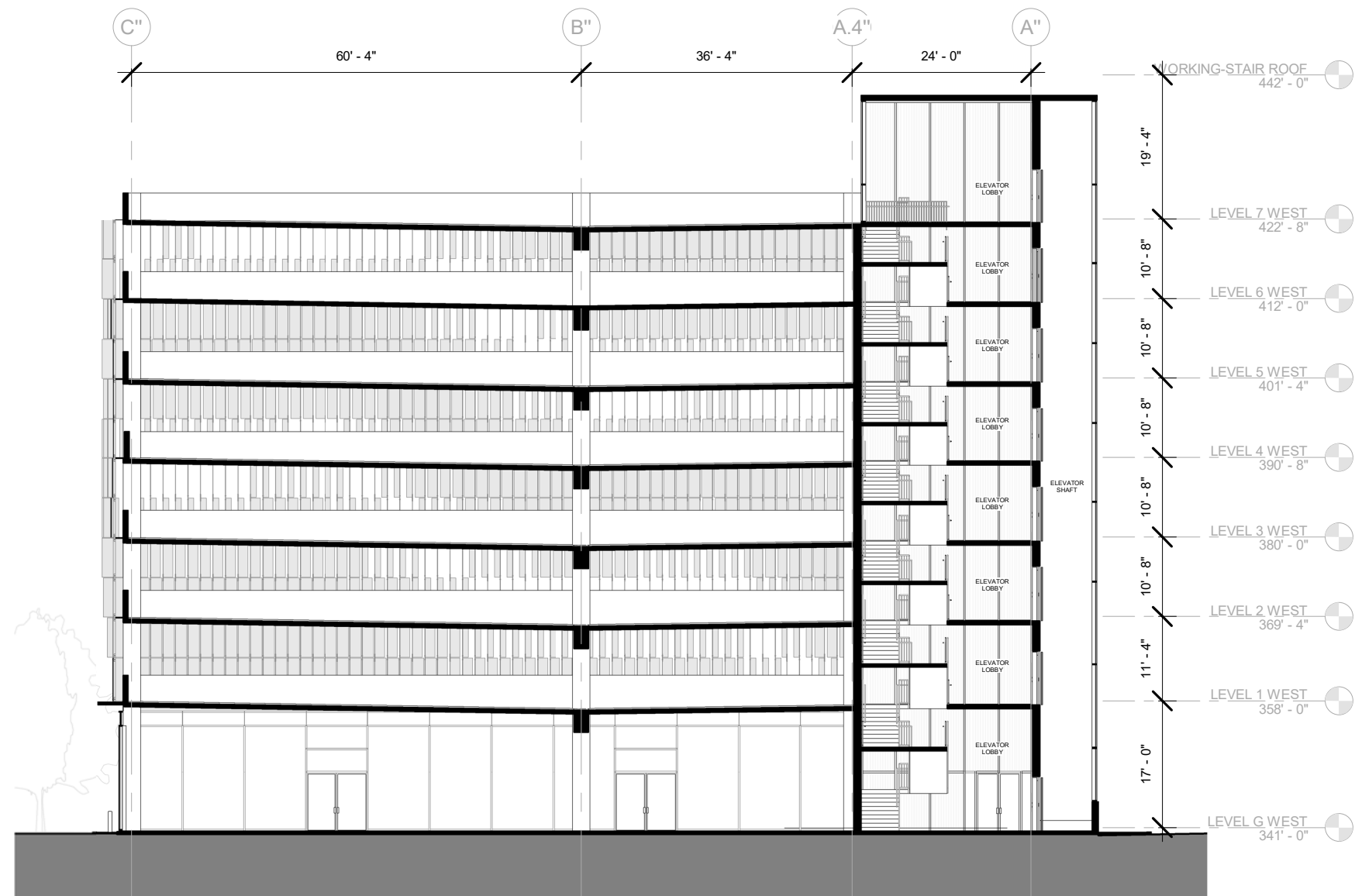
Precedent



North Elevation
Scale: 1"=20'-0"



East/West Section
Scale: 1"=20'-0"



North/South Section
Scale: 1"=20'-0"



Garage 22 - Georgia Avenue

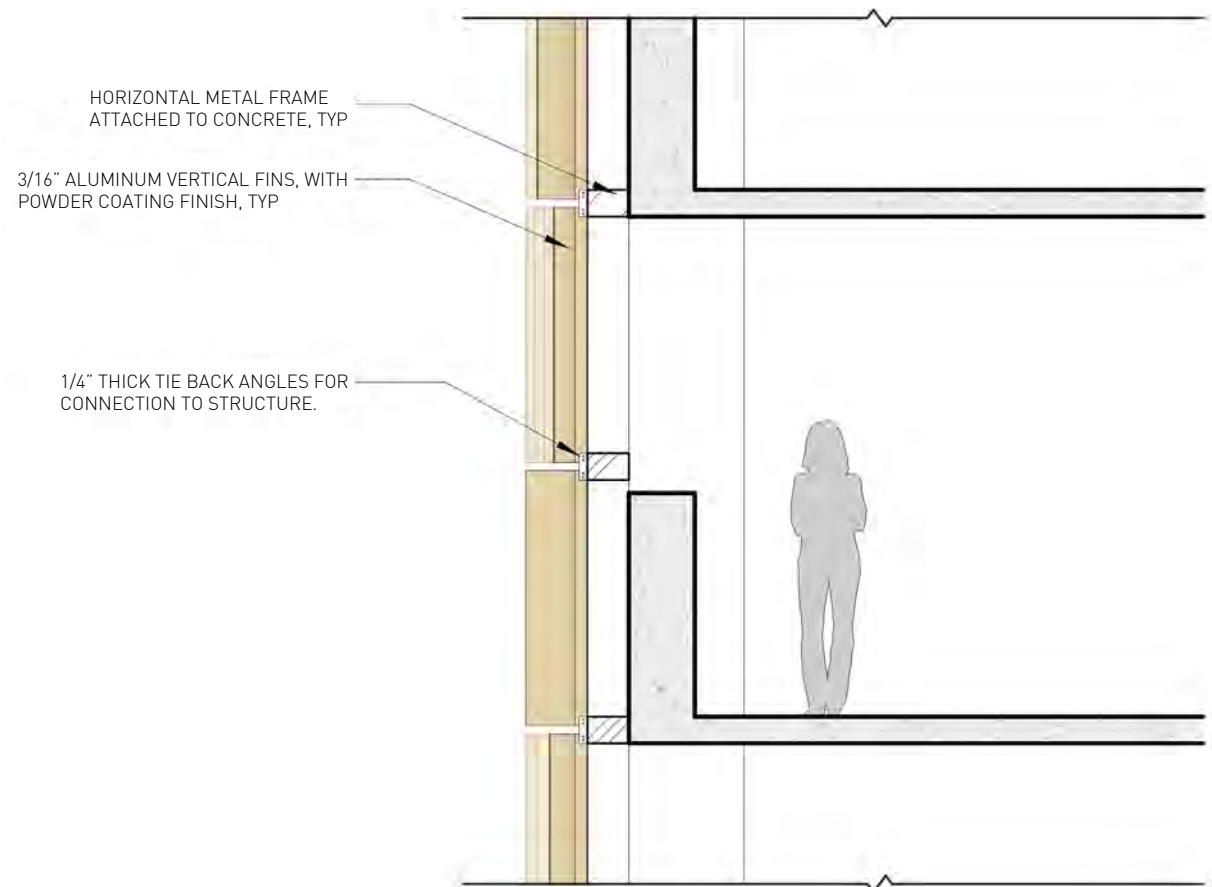
Perspective - West Facade - View I | 10.0



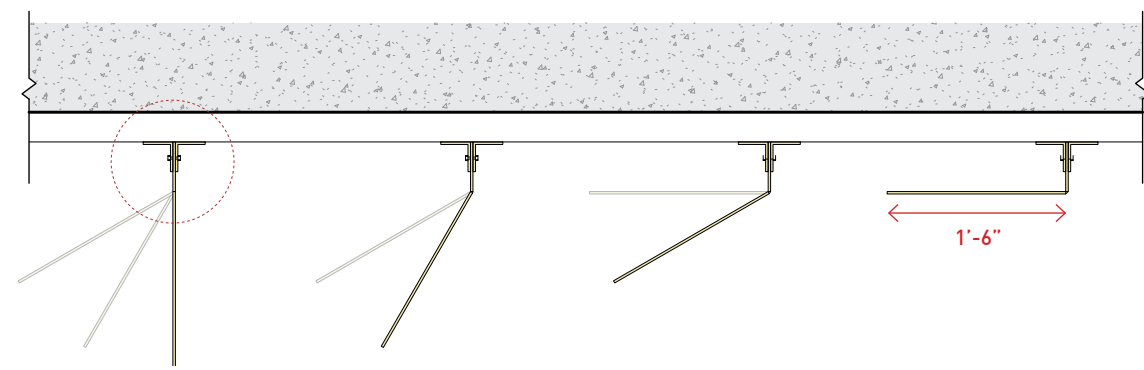




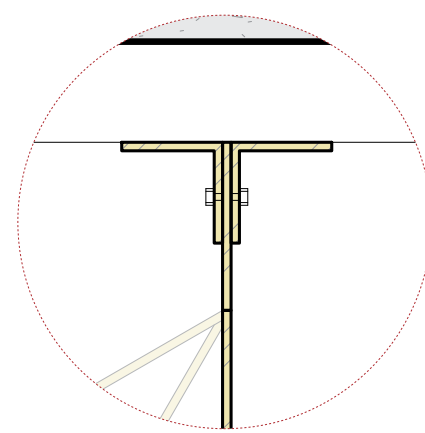




TYPICAL FIN DETAIL SECTION



TYPICAL FIN DETAIL PLAN



1/4" THICK TIE BACK ANGLES FOR CONNECTION TO STRUCTURE.

HORIZONTAL METAL FRAME ATTACHED TO CONCRETE, TYP

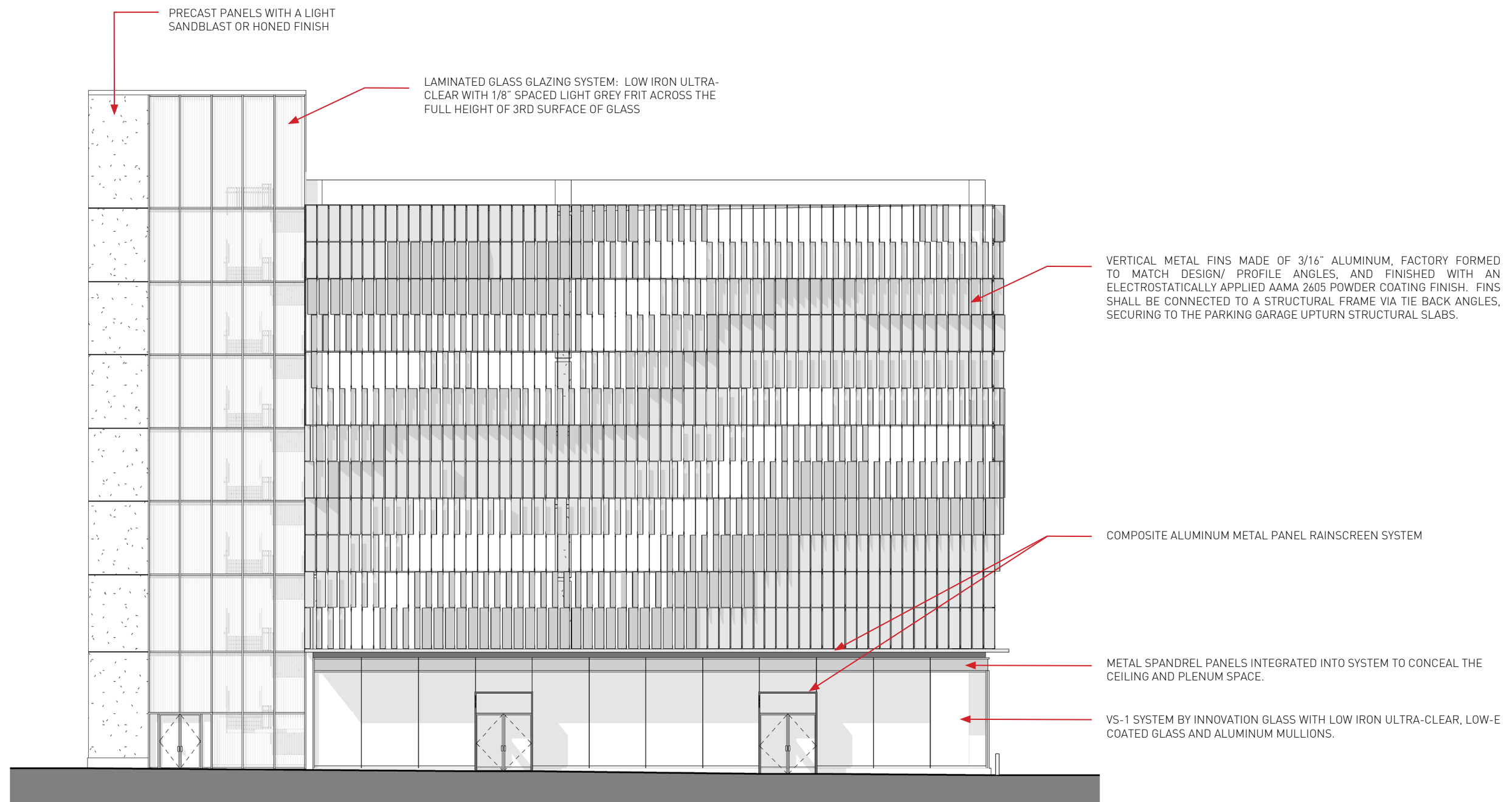
3/16" ALUMINUM VERTICAL FINNS, WITH POWDER COATING FINISH, TYP

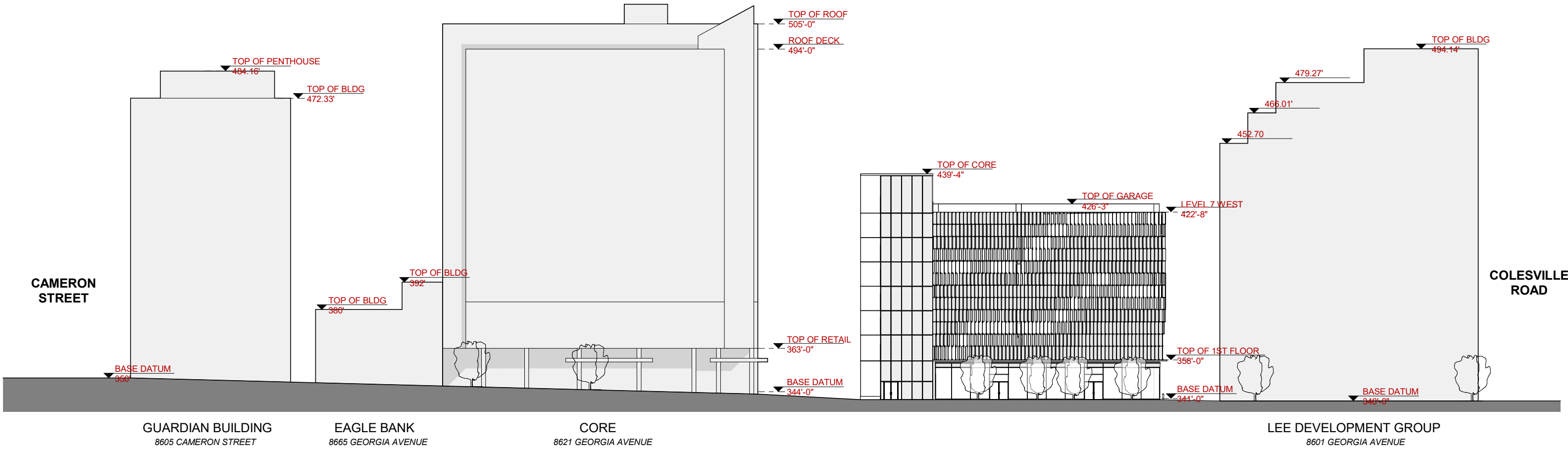
METAL 'EYEBROW' BETWEEN RETAIL LEVEL AND PARKING LEVELS

STOREFRONT SYSTEM

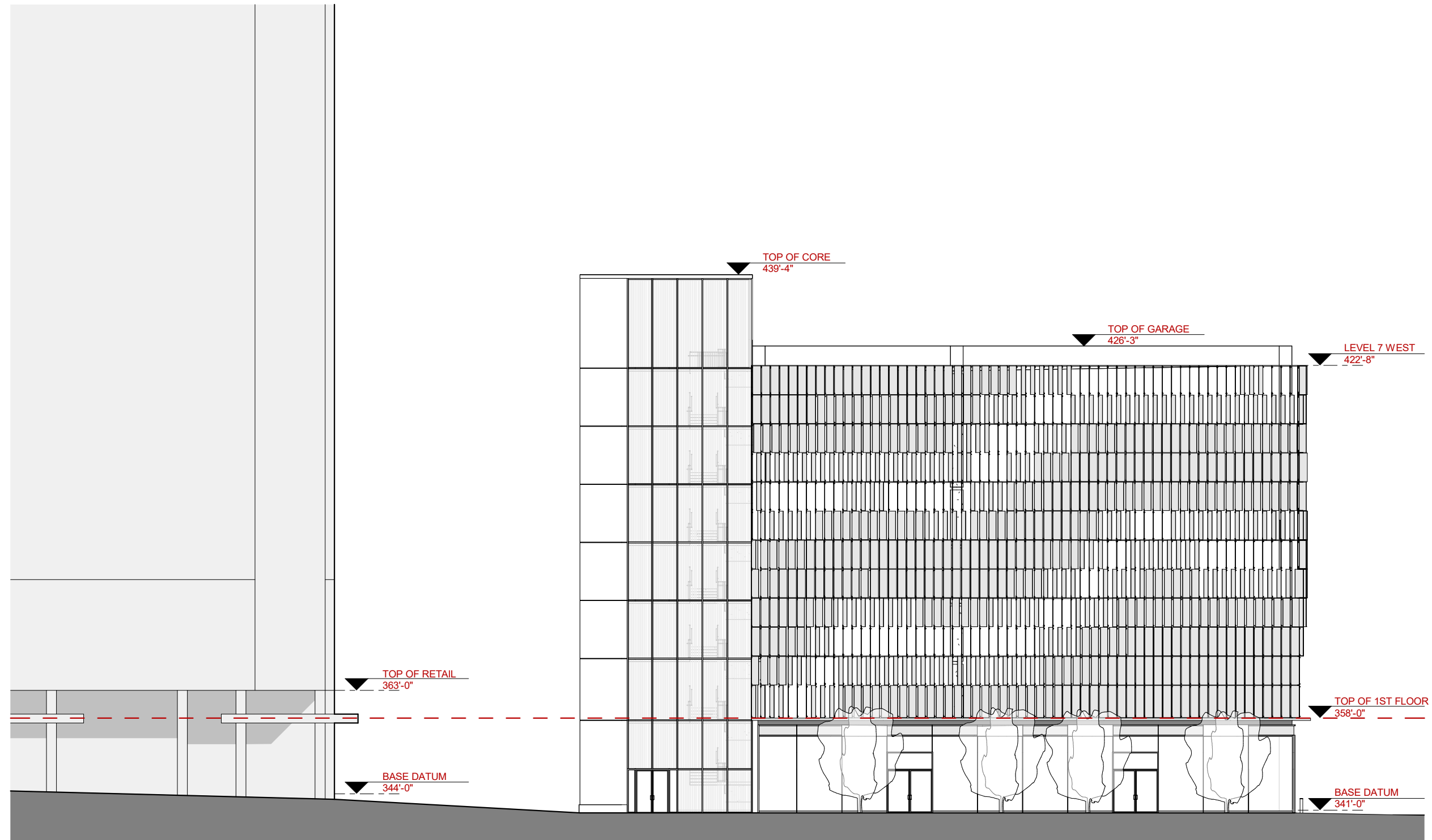


ENLARGED AXON

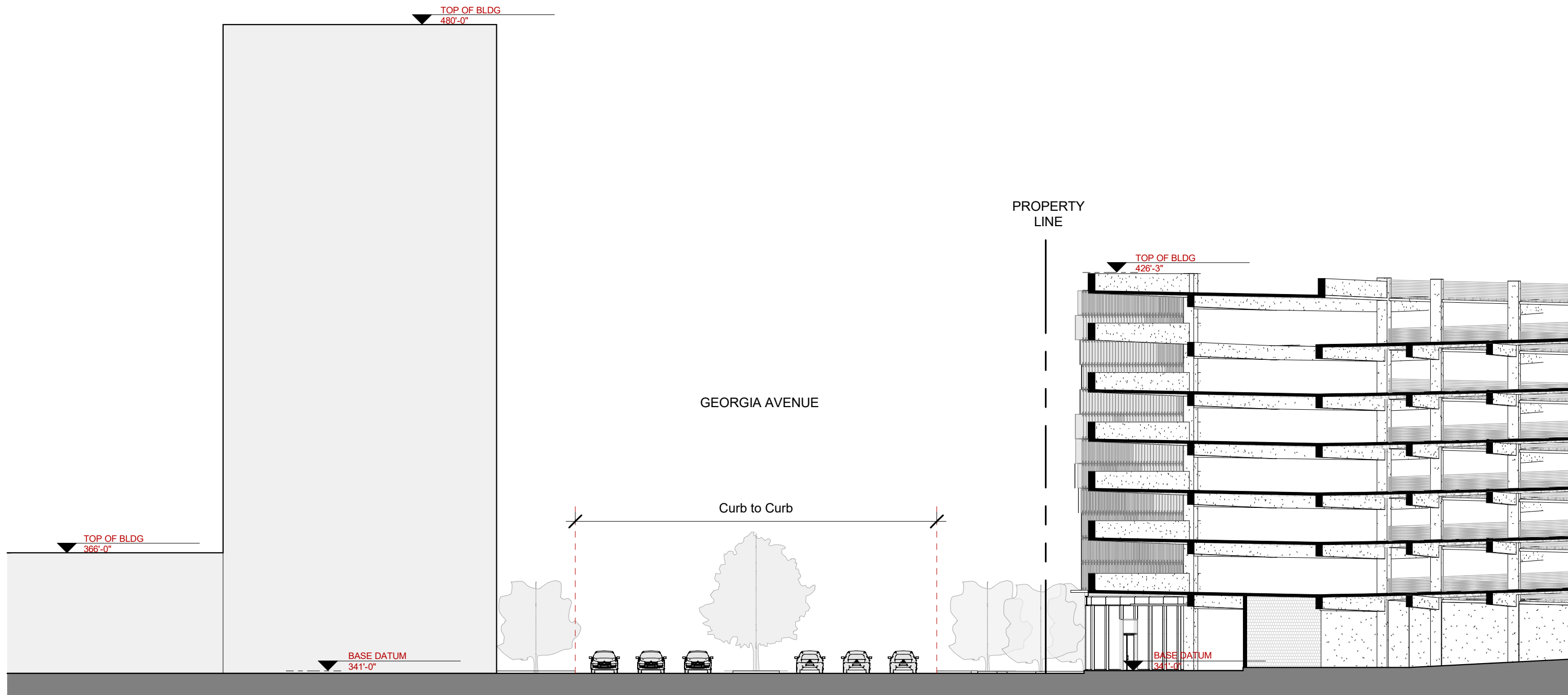




West Elevation
Scale: 1:500

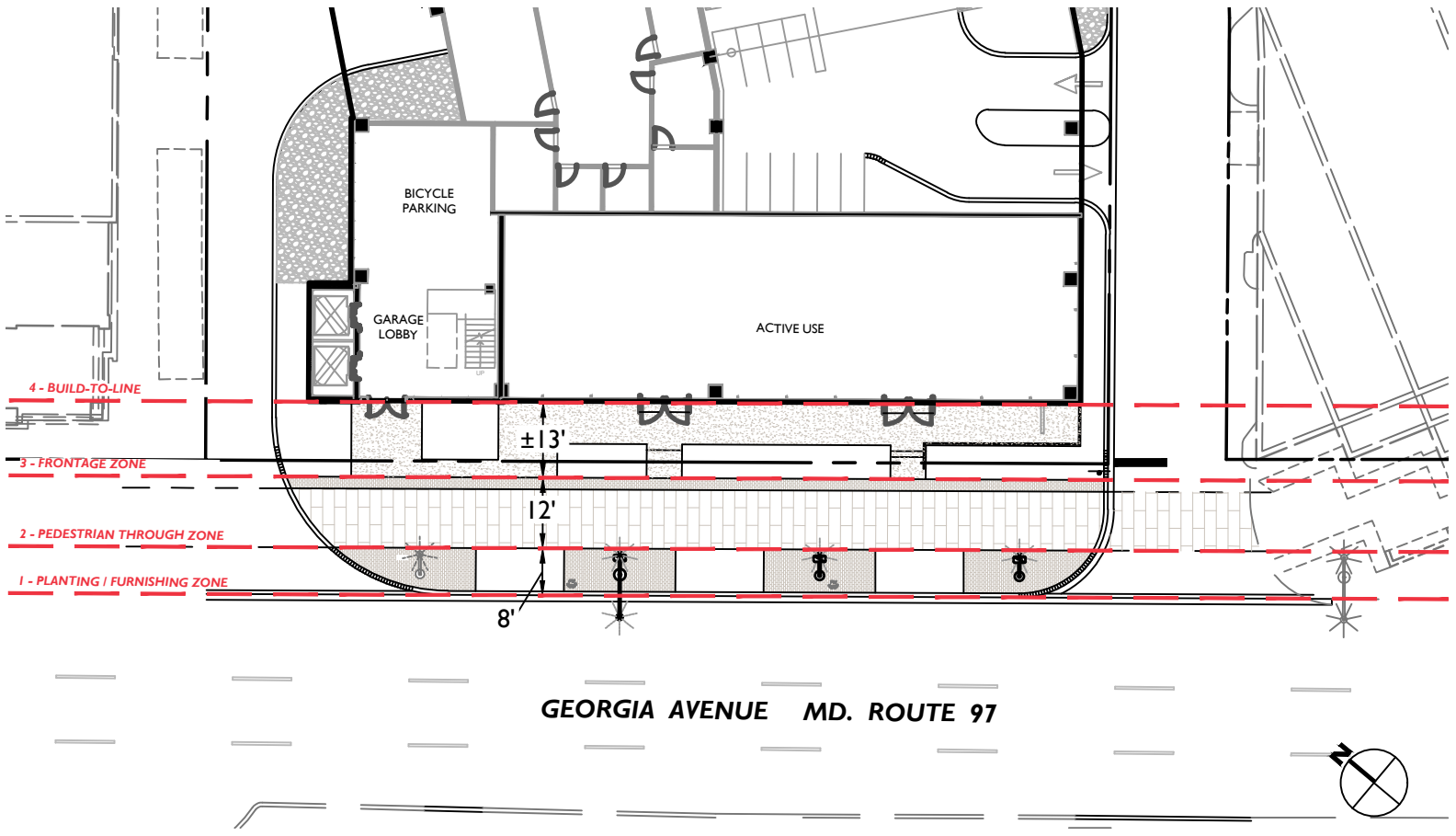


West Elevation
Scale: 1" = 20'-0"



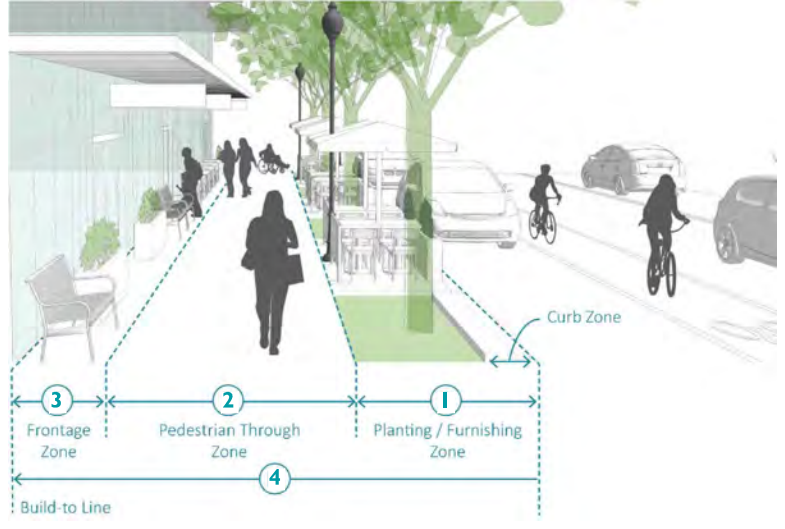
TWIN TOWERS
8621 GEORGIA AVENUE

East/ West Section
Scale: 3/64" = 1'-0"



Frontage Zone:

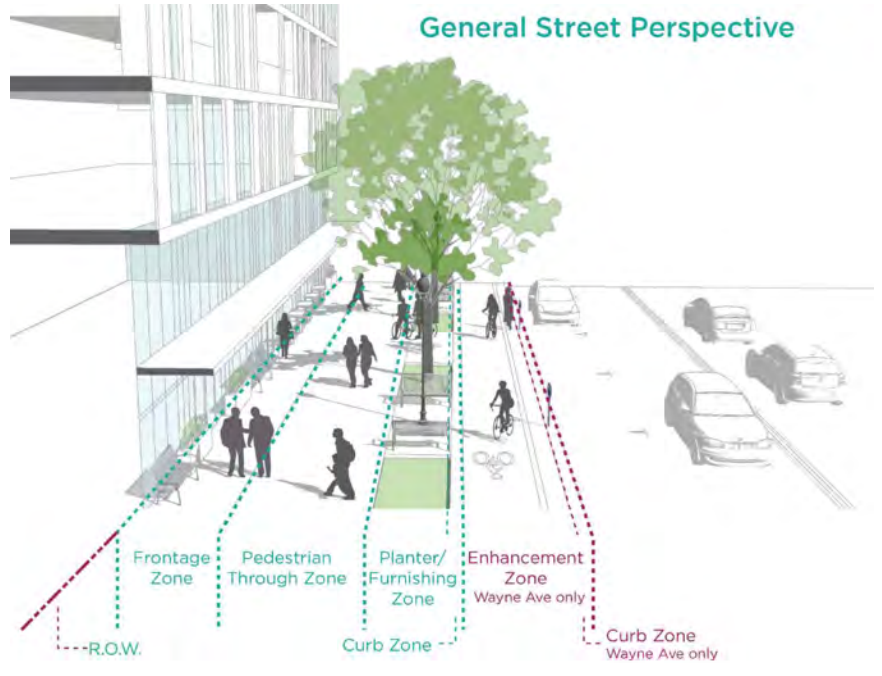
The “frontage zone” is located immediately adjacent to the building façade. It functions as an extension of the building’s ground floor and should be a minimum of five feet wide. This zone should be paved adjacent to commercial ground floor uses but may be paved or planted adjacent to residential ground floor uses. This zone is a public right-of-way but is expected to be filled by adjacent building activities. Front stoops are not permitted within the frontage zone. However, limited overhead façade projections, awnings, pedestrian-scaled signage, sandwich boards and café seating are encouraged within Frontage zones adjacent to commercial ground floor uses.



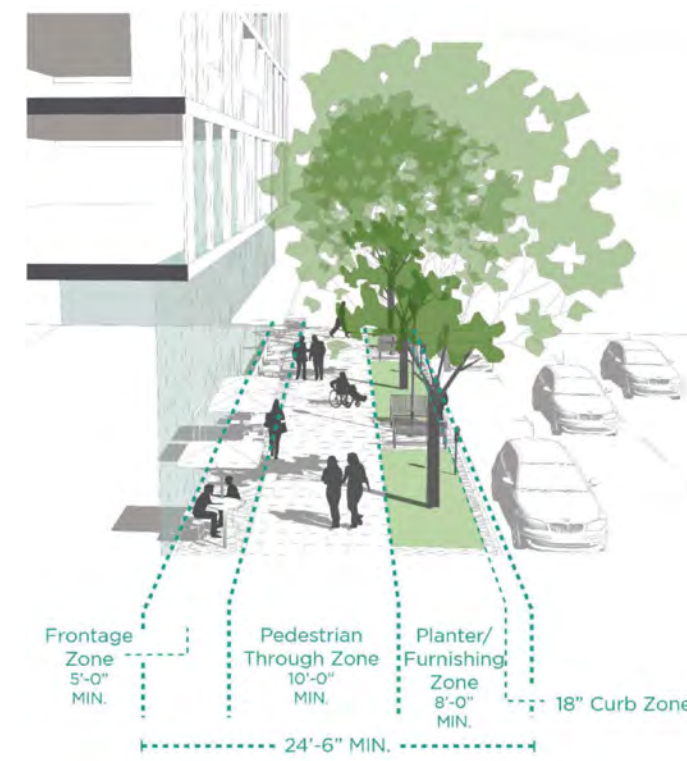
Sidewalk Zone:

Silver Spring’s sidewalks define its streetscape and public realm. The primary role of the sidewalk is to facilitate the movement of pedestrians.

However, when space allows, the sidewalk should also be considered a space that fosters gathering, lingering and a vital urban ecology. The sidewalk can allow for many types of activities. It can blend a building’s ground floor activities with those of the street through programming and outdoor furnishings. When properly designed, sidewalks also host planing areas that support strong tree canopies and greenery



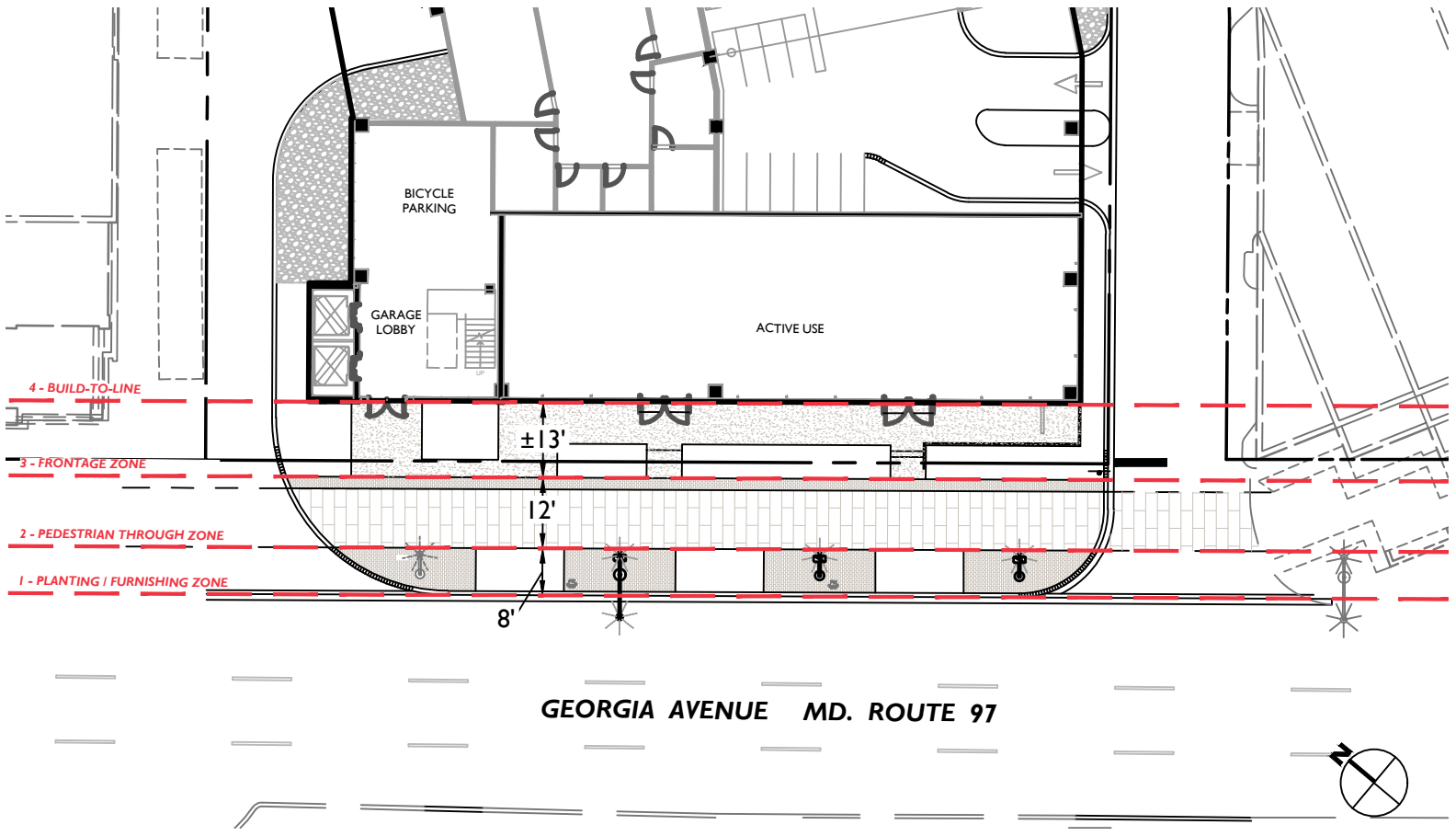
Source: Silver Spring Streetscape Standards. (Chapter 3 - General Street Perspective) Approved December 2019



Generous Streetscape Sections: Georgia Ave Classified as a Generous (23'+) sidewalk type.

Garage 22 - Georgia Avenue

Frontage Zone & Active Base | 11.0



Planting / Furnishing Zone:

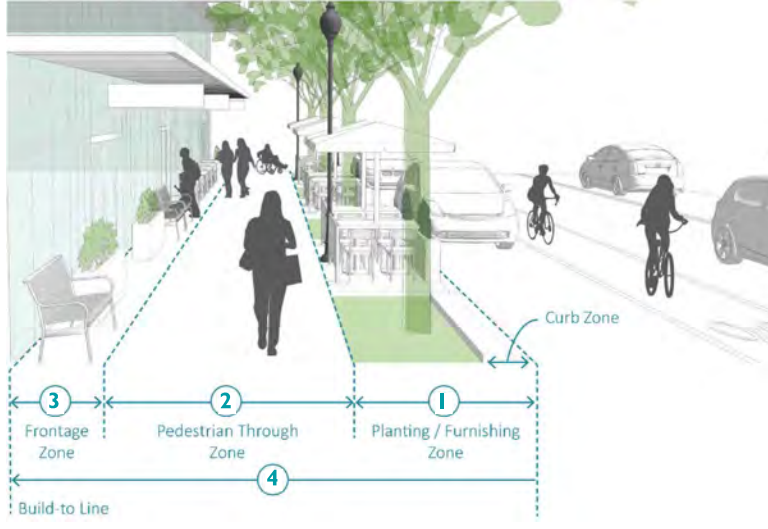
The “planter/furnishing zone” functions primarily to provide public amenities and comfort to the streetscape. It must be at least eight feet wide. This zone hosts street trees, understory planting, GI treatments, street lighting, bicycle parking, street furnishings, wayfinding and public art. This zone is located between the pedestrian through zone and the curb and works with adjacent on-street parking to buffer pedestrians from moving vehicles.

Where this zone exists in the public right-of-way (ROW) ground floor tenants and/or adjoining property owners are encouraged to activate this zone through special planting and programming. In cases where sidewalks do not include a frontage zone, businesses may utilize available area in the planter/furnishing zone for café seating.

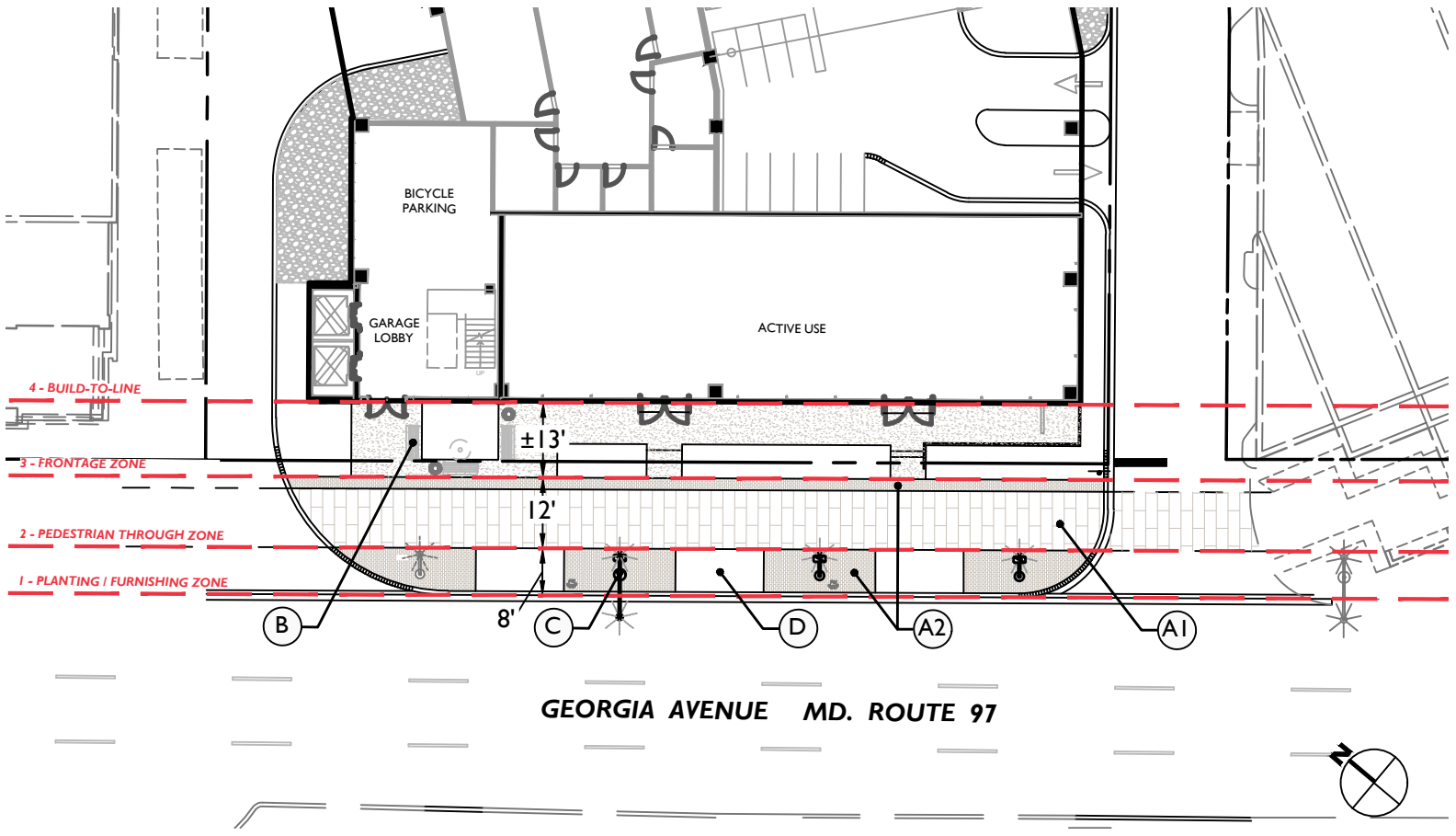
Pedestrian Through Zone:

The “pedestrian through zone” is the sidewalk zone dedicated exclusively to the movement of pedestrians. It must never be obstructed by furnishings or plantings. This zone must be paved and span six to 10 feet wide to ensure that pedestrians of all abilities can travel safely.

This zone fits between the frontage zone and the planter/furnishing zone. With the exception of some narrow sidewalks with existing tree pits, this zone does not include street trees or plantings. All pedestrian through zones to be ADA compliant with no more than 1:20 running slope and no more than 1:48 cross slope.



Garage 22 - Georgia Avenue

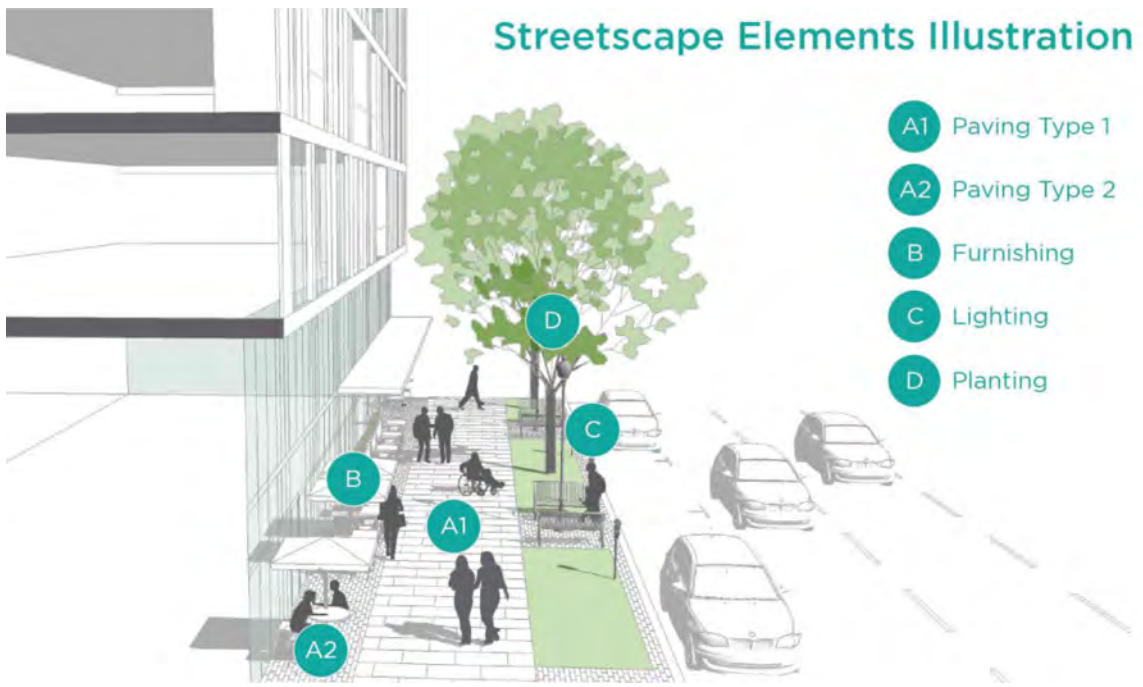


Overall Sidewalk Element Composition:

There are streetscape elements that apply to all the sidewalk zones. The streetscape elements are a direct evolution of Silver Spring’s existing streetscape. Many of these elements apply similar or complementary treatments to those of 1992. However, new technologies, updated best practices, and evolving needs require new design strategies.

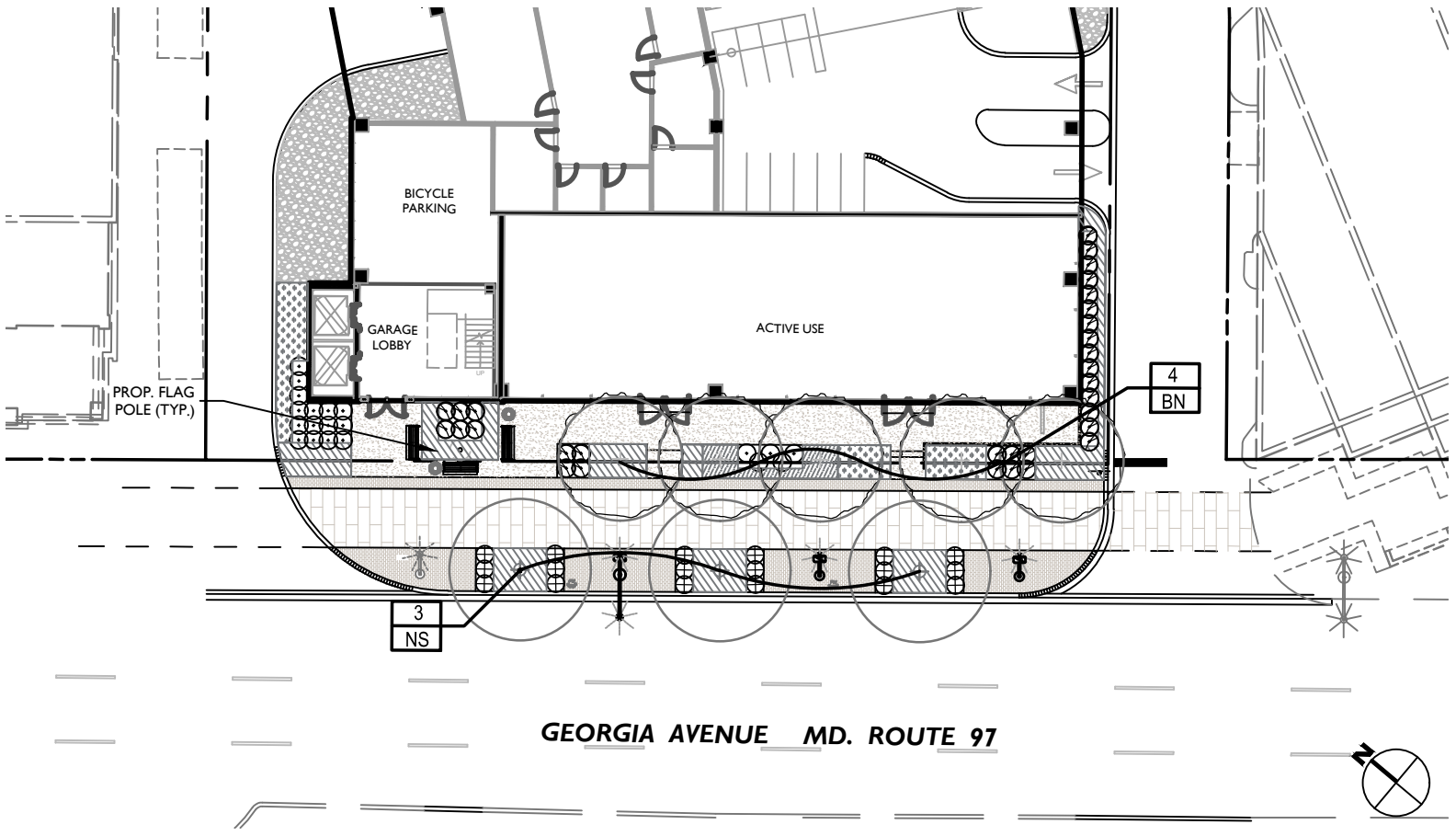
The streetscape element categories are consistent with those of the 1992 standards: plantings, paving, furnishings and lighting. Based on the design approach described in Chapter 2, all streetscapes, except for those within “expressive” places or on “expressive” streets, will follow the same “calm” streetscape element strategies. These “calm” streetscape element strategies aim to achieve several results: (1) visually unify the Silver Spring CBD subdistricts, (2) evolve but complement existing CBD streetscape design, (3) develop durable and accessible sidewalks, and (4) establish healthy urban plant habitats. All streetscape elements defined in Chapter 4 refer to “calm” streetscapes.

“Expressive” streets deviate from “calm” streetscapes. These “expressive” areas are designated in Chapter 5; more expressive areas can be added on a case-by-case basis. Expressive places and streets are intended to follow best design practices described in Chapter 5, and encourages visual deviations using different paving materials wayfinding and public art.



Source: Silver Spring Streetscape Standards. (Chapter 3 - Overall Streetscape Elements) Approved December 2019





Frontage Landscape:

The Georgia Ave frontage planting follows the Silver Spring Streetscape Standards recommendations for street trees by proposing Blackgums along Georgia Ave roadway. Layered with a mix of understory planting within the tree pits and landscape areas and a second tree row along the back of the sidewalk to frame proposed Garage 22. (See Proposed street tree plant schedule and precedent images below for reference).

The subjects site provides an improvement on the existing streetscape and a completed frontage block recommended by the Silver Spring Master Plan & Design Guidelines. The proposed frontage provides a needed connection to the expressive corner at Georgia Ave and Colesville Road as defined in the Silver Spring Streetscape Standards.

Key	Botanical Name	Common Name	Spread
STREETS TREE			
BN	Betula nigra 'Dura Heat'	River Birch	20' - 25'
NS	Nyssa sylvatica	Blackgum	40' - 50'
SHRUBS & GROUNDCOVER			
CG	Carex glauca	Blue Sedge	18" o.c
IG	Ilex glabra 'Compacta'	Compacta Inkberry	30" o.c.
IVI	Itea virginica	Virginia Sweetspire	As Shown
IVJ	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	As Shown
NF	Nepeta x faassenii	Catmint	24" o.c.
PV	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	24" o.c.



Sidewalk / Street Tree Classification:

Silver Spring's Streetscape Standards recommends street tree planting by sub-district and sidewalk classification. (Refer to Planting Map to the right). Georgia Ave is defined as generous sidewalk areas and should plant the following street trees along the roadway below:

Key	Botanical Name	Common Name	Spread
STREETS TREE			
NS	Nyssa sylvatica	Blackgum	40' - 50'
QA	Quercus alba	White Oak	50' - 70'
QP	Quercus phellos 'Shiraz'	Shiraz Willow Oak	40' - 50'
UAJ	Ulmus americana 'Jefferson'	Jefferson American Elm	40' - 50'
UAP	Ulmus americana 'Princeton'	Princeton American Elm	40' - 50'
UAV	Ulmus americana 'Valley Forge'	Valley Forge American Elm	40' - 50'




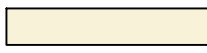




RIVERBIRCH

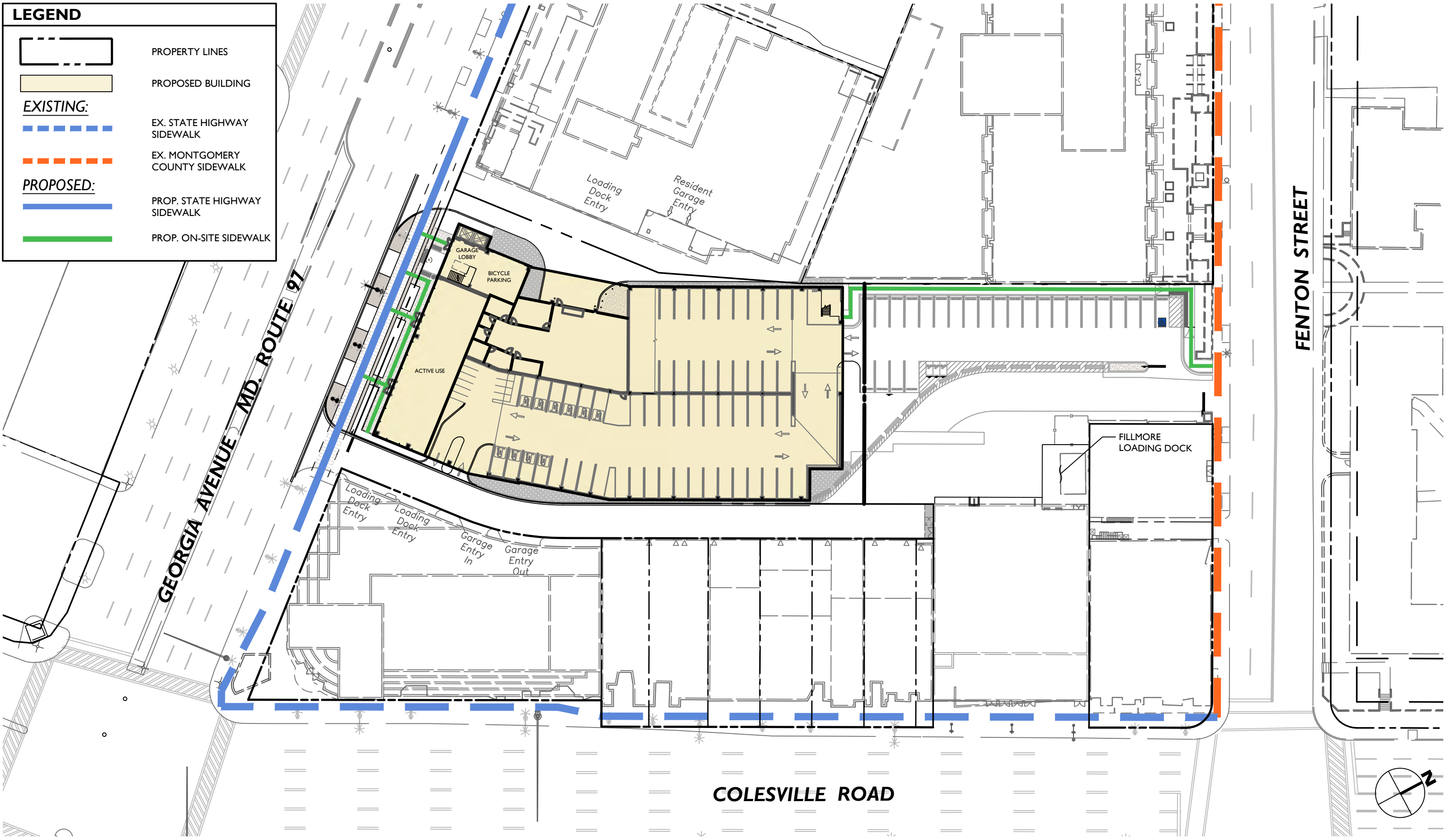


BLACKGUM







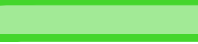


LEGEND

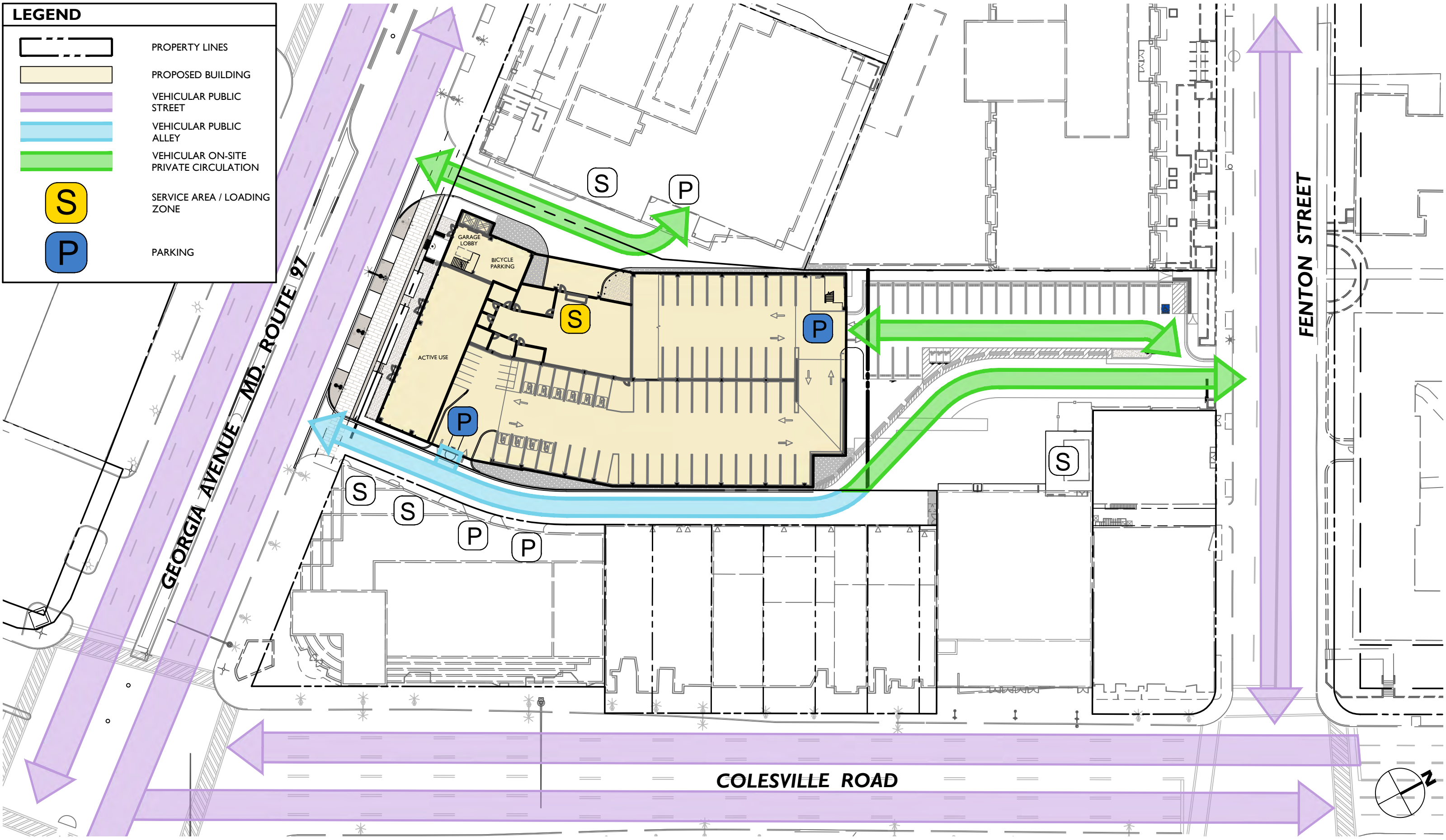
	PROPERTY LINES
	PROPOSED BUILDING
EXISTING:	
	EX. STATE HIGHWAY SIDEWALK
	EX. MONTGOMERY COUNTY SIDEWALK
PROPOSED:	
	PROP. STATE HIGHWAY SIDEWALK
	PROP. ON-SITE SIDEWALK



Garage 22 - Georgia Avenue

LEGEND





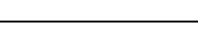

-  PROPERTY LINES
-  PROPOSED BUILDING
-  VEHICULAR PUBLIC STREET
-  VEHICULAR PUBLIC ALLEY
-  VEHICULAR ON-SITE PRIVATE CIRCULATION
-  SERVICE AREA / LOADING ZONE
-  PARKING

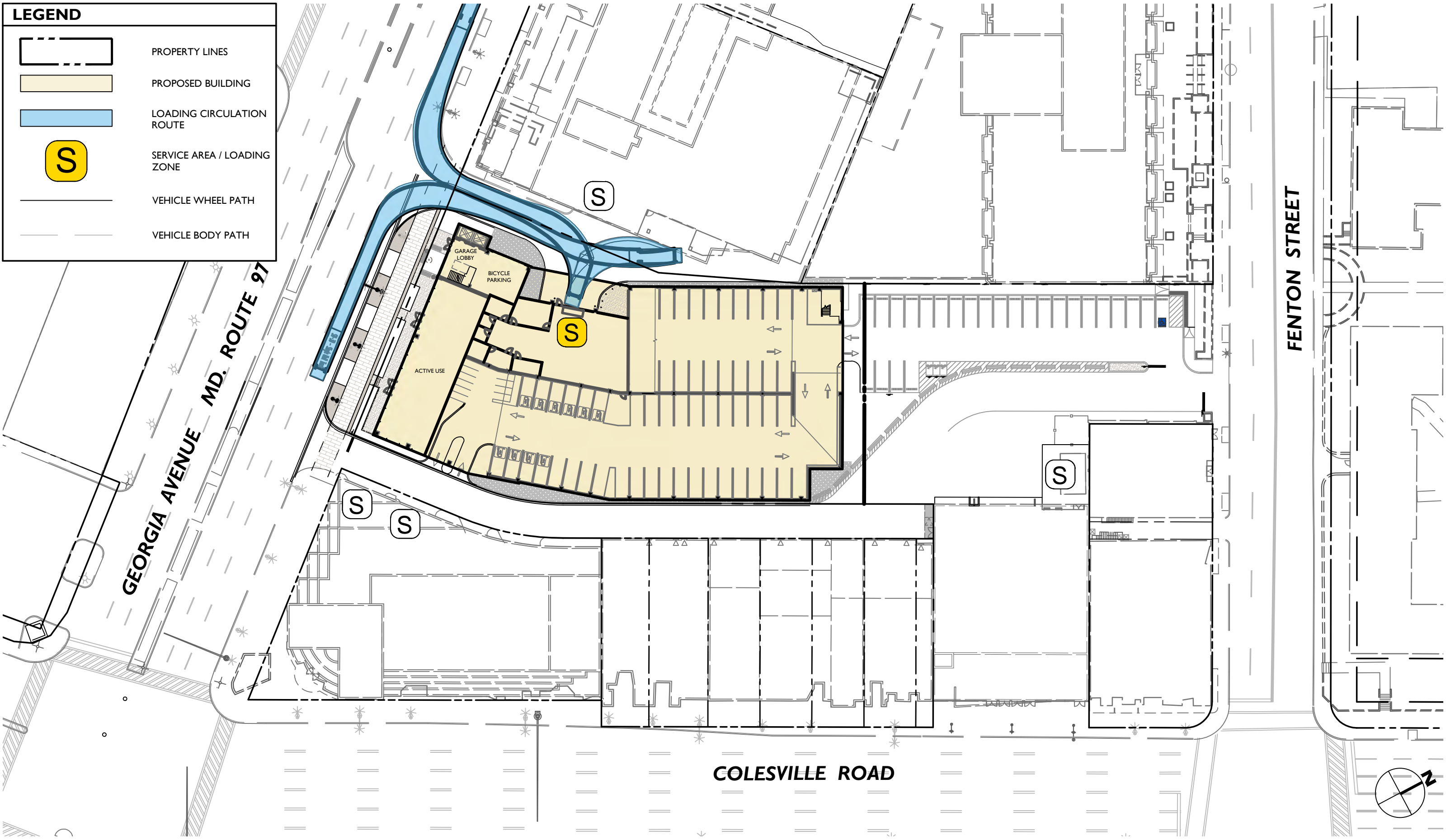


Garage 22 - Georgia Avenue

Vehicular Circulation | 12.1

LEGEND

-  PROPERTY LINES
-  PROPOSED BUILDING
-  LOADING CIRCULATION ROUTE
-  SERVICE AREA / LOADING ZONE
-  VEHICLE WHEEL PATH
-  VEHICLE BODY PATH



Garage 22 - Georgia Avenue